## DRAFT INITIAL STUDY

# CENTER AVENUE SKATE PARK PROJECT

CITY OF HUNTINGTON BEACH, CALIFORNIA



October 2011

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CITY OF HUNTINGTON BEACH, CALIFORNIA

Prepared For:

City of Huntington Beach
Department of Planning and Building
2000 Main Street
Huntington Beach, California 92648

Prepared By:

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# ENVIRONMENTAL CHECKLIST FORM CITY OF HUNTINGTON BEACH PLANNING & BUILDING DEPARTMENT ENVIRONMENTAL ASSESSMENT NO. 2010-009

1. PROJECT TITLE: Center Avenue Skate Park Project

**Concurrent Entitlements:** General Plan Amendment No. 2011-002, Zoning Text Amendment

No. 2011-002, Site Plan Review, and Variance for Parking

Standards

**2. LEAD AGENCY:** City of Huntington Beach

2000 Main Street

Huntington Beach, CA 92648

**Contact:** Tess Nguyen, Associate Planner

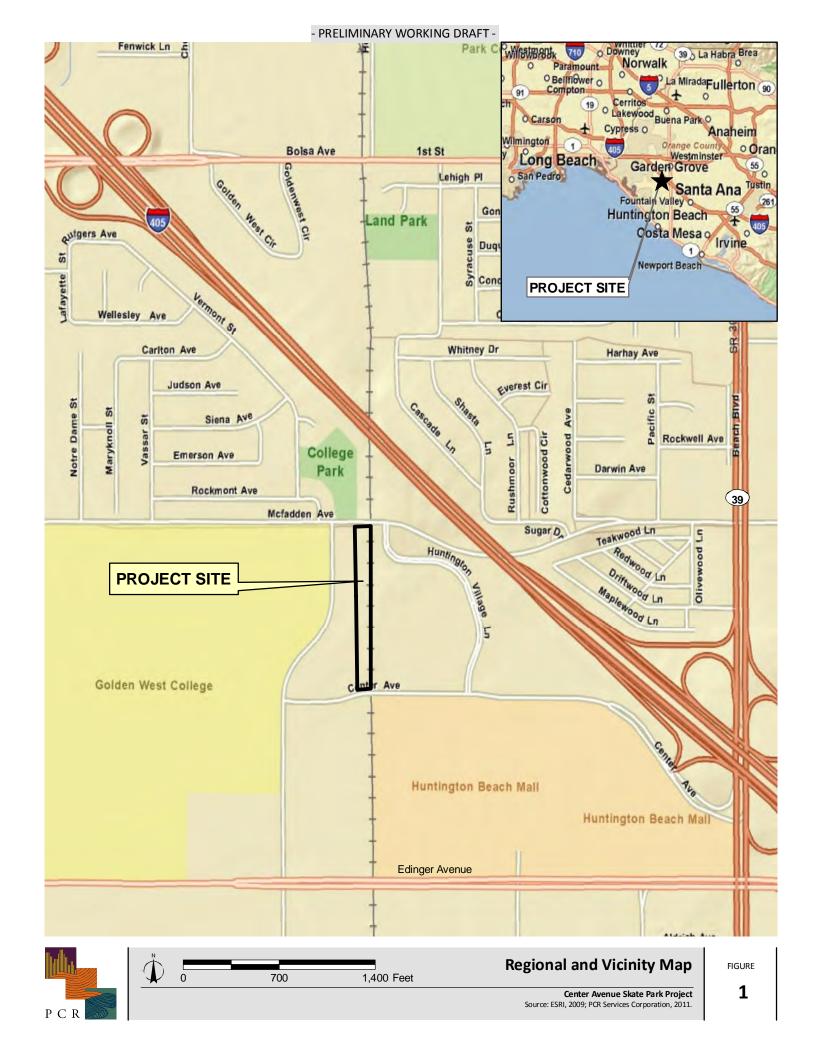
**Phone:** (714) 536-5271

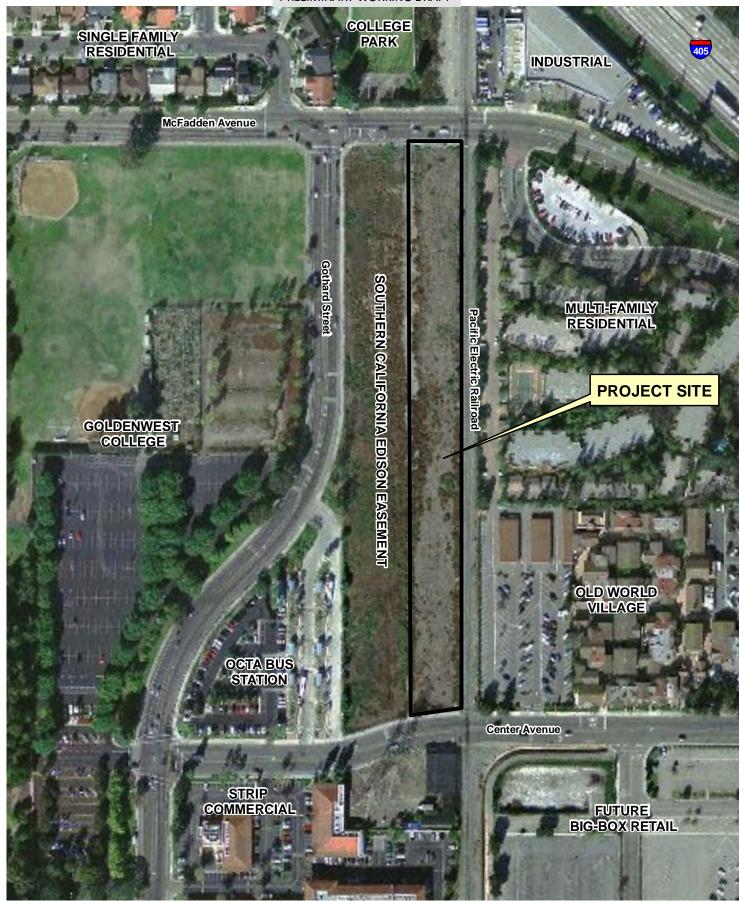
**3. PROJECT LOCATION:** The project site is located on Center Avenue, approximately 500 feet east of Gothard Street, in the City of Huntington Beach. The project site is 2.718 acres in size, is identified as Assessor's Parcel No. (APN) 142-073-03, and is bounded by McFadden Avenue on the north, a Pacific Electric Railroad track to the east, Center Avenue to the south, and a Southern California Edison (SCE) electrical transmission line easement to the west. The project site's regional location and site vicinity are illustrated below in **Figure 1**, *Regional Location and Project Vicinity Map*, while an aerial photograph showing the project site in a local context is provided in **Figure 2**, *Aerial Photograph*.

**4. PROJECT PROPONENT:** VF Outdoor, Inc.

**Contact Person:** Doug Palladini **Phone:** 714-536-5544

- **5. GENERAL PLAN DESIGNATION:** The City of Huntington Beach General Plan Map designates the parcel as Mixed-Use with both a Specific Plan Overlay and a Design Overlay (M-sp-d). The General Plan Housing Element specifies that the site shall be designated as "Residential Only" in the Beach and Edinger Corridors Specific Plan, and also that the City's Redevelopment Agency intends to develop a minimum of 175 affordable units on the site.
- **6. ZONING:** The site is located within the boundaries of the Beach and Edinger Corridors Specific Plan area, which serves as zoning for the property. The Specific Plan designates the site as Town Center Neighborhood and requires that only residential uses be allowed on-site.









**7. PROJECT DESCRIPTION** (Describe the whole action involved,including, but not limited to, later phases of the project, and secondary support, or off-site features necessary for implementation):

#### Introduction

VF Outdoor, Inc., the project applicant, is requesting a General Plan Amendment, Zoning Text Amendment, Variance, and Site Plan Review for an approximately 2.7-acre parcel in order to construct a skate park and associated retail use on the property, which would be leased by the project applicant from the City of Huntington Beach (City), the property owner.

#### **General Plan and Zoning Amendments**

The project site is designated in the City's General Plan as Mixed-Use with both a Specific Plan Overlay and a Design Overlay (M-sp-d). The proposed project would require an amendment to the City's General Plan Housing Element since the proposed project would result in a loss of 175 potential affordable housing units identified for the project site in the Housing Element. However, the Economic Development Department has identified a replacement affordable housing site located at 19891 and 19895 Beach Boulevard that would generate a total of 173 affordable units, a net decrease of two new units not previously identified in the General Plan Housing Element.

Additionally, the site also falls under the Town Center – Neighborhood designation within the Beach and Edinger Corridors Specific Plan. The Specific Plan designates the Site as "Residential Required", meaning that any future development would require residential units. The applicant does not intend to develop residential units and therefore is requesting a Zoning Text Amendment to remove the "Residential Only" requirement on page 14 of the Specific Plan.

#### **Site Plan Review Project Components**

The project applicant proposes to lease vacant property from the City to design, develop, maintain and operate a public skate park. The proposed project includes approximately 14,000 square feet of skate park plaza area, 13,000 square feet of skate bowl area, a 3,500-square-foot skate shop/concession/restroom building, 15,000 square feet of turf/walking area, a 480-square-foot skate park restroom structure, a 200-square-foot skate park entrance kiosk, the main parking lot near the primary site access fronting Center Ave, and a secondary parking area off McFadden Ave to be used only for special events (see **Figure 4**, *Project Site Plan*, and **Figure 5**, *Additional Project Features*, in Attachment A). The project would include extensive landscaping and turf areas, sidewalks, walkways, trash/recycling facilities, drinking fountains, and restrooms, all of which would be accessible to the public. Additionally, in order to allow for potential future development of a transit stop, the proposed project includes the dedication of a "Transit Reserve Area," which is also illustrated in Figure 5.

#### Skate Park Facilities

The skate park would occupy the majority of the project site and would include a skate plaza area, a skate bowl area, turf areas, walkways/ramps, a restroom structure, and an entry kiosk. The skate plaza area would be a paved area with flat concrete surfaces, a portion of which would be at-grade, and a raised portion that would be four (4) feet above grade. Walkway ramps on the east and west edges of the skate plaza area would slope down from the raised portion of the plaza at a ratio of 1:20 (vertical:horizontal) to allow for safe pedestrian access between the raised and at-grade portion of the plaza area. The skate bowl area would also be constructed of concrete and would be located to the north of the skate plaza area, the

primary surface elevation of which would be four (4) feet above grade, with the three (3) skate "bowls" extending down to ground level.

Three turf areas would be located within the site: one above-grade turf area between the skate plaza area and skate bowl area, one at-grade turf area to the south of the skate plaza area, and one sloping turf area north of the skate bowl area that slopes down from the raised skate bowl area surface to ground level at the north secondary parking area (see Figure 5 in Attachment A). The 480-square-foot skate park restroom structure would be located at the center of the skate park, adjacent to the central turf area. The skate park restroom structure would provide both a men's and women's restroom for the sole use of skate park users and visitors, and would also include a drinking fountain. Permanent seating for visitors would be provided throughout the skate park walkway areas, as shown in Figure 5. The entrance kiosk would be a small wood-framed structure with roll-up metal window for skate park check-in and would be staffed full-time during operating hours.

The entire skate park would be lighted for nighttime use by four pole-mounted light structures 60 feet in height, which would be similar to lighting for sports fields. Additionally, in order to control access and maintain safety, the skate park portion of the site would be completely surrounded by a perimeter fence approximately six feet in height, constructed of rod iron or chain link fencing, with various access gates around the skate park perimeter, as shown in Figure 5. While the fence would primarily serve to control skate park access, it would also provide visual access for safety and security. The perimeter fence would be located along the east and west boundaries of the skate park area, and along the edges of the turf areas at the north and south ends of the skate park. Additionally, a three- to five-foot-high retaining wall constructed of concrete or cinder blocks would be installed along the eastern edge of the skate park in order to support the above-grade portions of the park. The primary skate park access point would be provided at the main entry kiosk at the south end of the skate park, while other alternate/emergency access gates are located at the southeast, northeast, and northwest corners of the skate park.

#### Retail Building

A 3,500-square-foot retail/concession/restroom building would also be constructed on-site in conjunction with the proposed skate park. The retail/concession/restroom building would include merchandise display areas, sales counters, a snack shop/concession area, two public-accessible restrooms, and one employee restroom. The proposed single-story structure would be constructed using concrete, corrugated aluminum, and red anodized aluminum, with a maximum building height of 25 feet above site grade. The structure would include concrete block and masonry walls, a steel roof, metal trusses, glass doors and windows, skylights, and architectural lighting. The proposed retail building site plan and building elevations are illustrated in **Figure 6**, *Retail Building Site Plan*, and **Figure 7**, *Retail Building Elevations*, respectively, in Attachment A.

The proposed retail use is intended to be complementary to the skate park and generally cater to its expected user demographic, but would operate independently of the park, and therefore would be open only during normal business hours (e.g., weekdays from 10 A.M. to 8 P.M. and weekends from 10 A.M. to 6 P.M.).

The proposed retail structure is not being designed to meet the United States Green Building Council (USGBC)'s Leadership in Energy and Environmental Design (LEED) sustainable building standards, but would be designed using LEED-like sustainability principals and features. One such feature would be skylights and large windows to maximize interior day lighting provided by the sun and reducing interior area lighting.

#### Transit Reserve Area

The City of Huntington Beach is requiring the applicant to set aside an area for the potential future installation of a transit platform on the affected portion of the property to implement a pedestrian transit stop. This area, referred to as the "Transit Reserve Area," would consist of a 20-foot-wide by 300-footlong area, as illustrated in Figure 5. The project applicant would not place permanent building structures in the transit reserve area and would remove any landscape or pavement within the transit reserve area if a transit platform were ultimately installed.

#### Site Access and Circulation

As indicated above, under normal daily operations the project site would be accessed via the primary driveway on Center Avenue for drop-off and parking for skate park users/visitors and retail patrons. Vehicles entering the site at this location would proceed into the site, circle around the parking lot drive aisle and back out the access road to Center Avenue. Alternatively, during special events intermittently throughout the year, the site's secondary access driveway on McFadden Avenue would be utilized to allow for secondary access for spectators and other visitors during temporary periods of heavy park use. Vehicles entering the site at this location would proceed to the end of the driveway and either utilize the secondary parking lot to park their vehicle or drop off guests and use the turnaround circle and proceed back out the access road to McFadden Avenue. Both proposed driveways would be located in roughly the same location as the existing curb cuts/driveways currently serving the project site.

In addition, the proposed project would provide adequate pedestrian access throughout the site via walkways, stairs, and ramps, and would also meet and comply with all ADA standards.

#### Skate Park Operations

The skate park would be open to the public and operate from seven days a week, from 10 A.M. to 10 P.M., and would be supervised during these business hours. Based on empirical data from similar skate park projects in Southern California, it is anticipated that the skate park would have an average of approximately 75 visitors daily, with a peak of approximately 130 visitors. The skate park would be a 100-percent fenced facility ensuring that people do not use the park after the 10 P.M. closing time.

The project would include a public address system used periodically during normal daily operations. However, during special events, amplified music and announcements from the event host would continue through the duration of the event.

The project applicant would host up to 15 events days throughout the year, which would require the need for overflow parking and temporary seating areas for spectators. Twelve event days would be held on weekends and generally draw 300 to 500 spectators per event day, and event hours of operation would be 10 A.M. to 10 P.M., as under normal skate park operations. The remaining three event days would consist of one major event held annually expected to draw up to 2,500 spectators per event day, starting on a Friday and ending on a Sunday. During these events, visitors would be directed to park their vehicles at the Huntington Beach Sports Complex as described below under Parking Facilities and Operations.

For major events, temporary grandstand seating to accommodate an audience of up to 2,500 people would be located within the turf areas throughout the skate park. Additionally, as shown in Figure 5, portable restrooms would be placed adjacent to the north and south parking areas, while vendor areas would be

designated on the west and north sides of the park where vendors can set up booths for goods and services.

#### Parking Facilities and Operations

The proposed project would include both a paved main parking lot with a minimum of 24 regular stalls and two handicapped-accessible stalls, as well as a temporary gravel parking lot that can accommodate approximately 40 normal passenger vehicles. However, as also indicated previously, the facility would host several special events per year, comprising up to approximately 15 event days, which would dramatically increase park visitation and associated traffic and parking. A significant number of guests for these events are expected to be local youth arriving to the park by foot or other non-vehicular forms of transportation. However, guests arriving by vehicle would be directed to the surface parking lots at the Huntington Beach Sports Complex, located approximately 2.8 miles south of the project site, which has a total of 850 parking stalls. Guests would access this parking area via the Sports Complex's eastern entrance off Gothard Street at Talbert Avenue, and then would be transported to and from the skate park via shuttle buses. Signage and/or parking attendants would be present to direct visitor vehicular traffic to the off-site parking area and direct pedestrians to the skate park area during such major events. Park visitors would enter the park via the Center Avenue entrance and vendors would enter the site through the McFadden Avenue entrance and park their vehicles in the north parking lot.

Prior to scheduling events, the project applicant would coordinate with the City of Huntington Beach Community Services Department to allocate appropriate parking stall reserves at the Huntington Beach Sports Complex. To ensure adequacy of parking, the project applicant would schedule major events on days where no events are planned at the Sports Complex. Guests parking at the Sports Complex would be shuttled to the skate park via shuttle buses, with up to six shuttle buses utilized to accommodate guest demand. Shuttle drivers would follow a specified shuttle route (i.e., Gothard Street between Center Avenue and Talbert Avenue).

Additionally, the Huntington Beach Zoning and Subdivision Ordinance (Chapter 231) requires that parking spaces be nine (9) feet wide and 19 feet deep with a drive aisle width of 26 feet of "backup area" to allow for 90-degree turns into parking stalls. The proposed parking spaces have been designed at only 17 feet deep with a drive aisle width of 25 feet. Such deviations from the parking standard requirements require approval of a Variance, approval of which the applicant is also seeking.

#### Landscaping

Trees, shrubs, turf areas, and other landscaping would be provided throughout the project site in order to provide shade to park users and visitors, enhance the visual quality of the site and provide visual relief, as well as reduce noise effects on nearby noise-sensitive uses. Proposed landscaping would include native and other drought-tolerant plant species, consisting of trees (i.e., Mexican fan palms, strawberry trees, and palo verde trees), shrubs (i.e., coffee berry), accent plants (i.e., California Golden Poppy, California gray rush, and blue eyed grass), and ground cover (i.e., California strawberry and Bermuda sod). Ground cover and shrubs would be planted throughout the site in non-paved areas, including under the shade canopies of proposed trees. Such trees would be planted in various common areas within and around landscape and turf areas, but would generally be concentrated along the project site's eastern boundary, as part of a fenced landscaping barrier along the existing adjacent train tracks. The fenced barrier would be constructed atop the concrete retaining wall along the skate park's eastern edge, and is intended to provide visual relief and limited noise reduction for land uses to the east of the site. Additionally, the turf area between the proposed skate bowls and skate plaza would be landscaped with Bermuda sod and accented with trees, shrubs, accent plants, and other ground cover.

#### Lighting and Signage

Site lighting would include architectural lighting, parking area lighting, and up to four 60-foot-high light poles installed along the centerline of the project site to provide nighttime illumination of the skate park (refer to **Figure 8**, *Lighting Plan*, in Attachment A). All project-related lighting would be shielded and designed with full cut-off fixtures that would eliminate light spillage to adjacent properties. As shown in Figure 8, lighting would be directed onto the site with maximum illumination concentrated along the center of the length of the project site.

Signage for the proposed project would consist of ground-level entry signs at both the Center Avenue and McFadden Avenue driveways, as well as signage associated with the proposed retail use. All signage would be illuminated, and lighting for signage would be directed and shielded to concentrate light on the sign and avoid off-site light spillage.

#### Site Clearing and Grading

Site clearing would consist of removal of all materials and vegetation from the property, including removal and/or relocation of four existing on-site trees. A fifth existing tree would remain in its current location. Once the site has been cleared and grubbed (i.e., all vegetation removed), site grading would commence. Grading for the proposed project would require approximately 6,560 cubic yards of total earthwork, all of which would be balanced and re-used on-site. See **Figure 9**, Site Clearing and Grading Plan, in Attachment A, for an illustration of the proposed grading plan for the project. Given the relatively high amount of organic matter contained in on-site soils, all excavated materials would be processed on-site to remove organic content from the soil, and organic materials disposed of at an appropriate disposal facility. The processed soil would then be used as fill materials for the proposed project, and would be placed and recompacted on-site thereby avoiding the need for off-site soil disposal.

#### Construction Staging Location and Truck Routes

Following site clearing activities, approximately 26,000 square feet (about 0.6-acre) at the northern end of the project site would be used for construction staging and materials recycling, as shown in **Figure 10**, *Construction Staging and Haul Routes*, in Attachment A. As also shown in Figure 10, delivery and haul trucks would enter the project site at the northern entrance off of westbound McFadden Avenue and leave the site via the same driveway and continue westbound away from the site. For off-site disposal of materials, haul trucks would leave the site and head westbound on McFadden Avenue, then southbound on Gothard Street, then eastbound on Warner Avenue to the disposal facility located approximately 1.9 miles away from the project site, as illustrated in Figure 10. It should be noted that prior to the commencement of hauling activities, the construction contractor would be required to obtain a haul route permit from the City's Public Works Department.

#### Stormwater Management and Infrastructure

As indicated previously, no storm drains currently serve the project site and therefore the project is required to retain stormwater flows from the difference in runoff volume between the pre- and post-construction site conditions for a 100-year storm event within the site boundaries. Accordingly, as shown in **Figure 11**, *Drainage Plan*, , in Attachment A, the proposed project includes pervious surfaces (i.e., the north parking lot and all landscaped areas) and an underdrain system that would serve to contain all required stormwater volume within site soils. The temporary event parking lot at the north end of the site would be constructed with permeable pavement allowing storm water to infiltrate into the ground, thereby

reducing runoff volume, and perforated drain pipes and gravel beds would underlie both parking lots in order to collect stormwater that percolates into the soil during storm events. However, in order to address stormwater flows from rain events larger than a two-year storm, the project design also includes stormwater sumps and pumps to discharge excess stormwater out to the curb and gutter drainage facilities on Center Avenue. Additionally, some on-site plant beds and lawn areas may also function as a bioswale to improve storm water quality.

Local sewer service is proposed to be provided by the Midway City Sanitary District (MCSD). The applicant would construct a new 1,140-linear-foot, four-inch diameter lateral line and a manhole that would tie into a District sewer service line located in McFadden Avenue approximately 10 feet north of the project site boundary. Construction and activation of the line are subject to a Sewer Service Agreement approved by the City of Huntington Beach City Council and MCSD. The proposed lateral would be constructed along the westerly edge of the site from the proposed retail building, heading north into McFadden Avenue.

#### **Construction Schedule and Phasing**

Construction of the proposed project is anticipated to commence in Summer 2012 and take approximately five months to complete. The first phase of the construction process would be site clearing, debris removal, grubbing, grading, and staging occurring over approximately one month; followed by trenching and installation of stormwater facilities and other utilities for about one month; skate park and retail building construction for approximately two months; and installation of landscaping, lighting, irrigation, and signage for one month. The proposed project is therefore anticipated to be completed by Fall 2012.

- **8. SURROUNDING LAND USES AND SETTING:** The project site is currently characterized by vacant land owned by the City of Huntington Beach, and is surrounded by the following uses as shown above in Figure 2:
  - West SCE transmission line easement, Orange County Transit Authority (OCTA) bus station, and Golden West College
  - **South** SCE transmission towers, a commercial strip shopping center (approved for future mixed-use), and Bella Terra Phase II (future big-box retail)
  - East Pacific Electric railroad track, Old World Village, and Multi-Family Residential
  - North College Park (recreation) and Industrial Uses

The project site is owned by the City of Huntington Beach and is currently vacant land, and no active urban land uses exist on-site. The site contains little vegetation having been regularly disked (cleared of vegetation), though several trees exist along the eastern site boundary. Existing driveways provide vehicular access to the site from both McFadden Avenue and Center Avenue, located at the northwest and southwest corners of the project site, respectively.

Although the project site is undeveloped, it is surrounded by urban development and therefore utilities and other infrastructure facilities are located within the adjacent streets and SCE easement that are available to serve the site. Existing site conditions and infrastructure/utilities surrounding the site are illustrated in **Figure 3**, *Existing Site Conditions*, included in Attachment A. As shown in Figure 3, project site elevation ranges between approximately 30 feet above mean sea level (amsl) at the northeast corner of the property and approximately 26 feet amsl at the southwest corner, and generally drains to the southwest. As also shown in Figure 3, given the urbanized nature of the project area, the area surrounding the project site is currently served by existing infrastructure including water, sewer, natural gas, and electrical facilities. However, the project site itself is not served by sewer facilities and the site

and surrounding area is also not served by a storm drain; therefore, stormwater generated on-site currently percolates into on-site soils or is conveyed via sheet flow to local gutters and ultimately to the closest downstream catch basin/storm drain.

#### 9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:

Beach and Edinger Corridors Specific Plan Final Environmental Impact Report (November 2009)

# **10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED)** (i.e. permits, financing approval, or participating agreement):

- State Water Resources Control Board, Santa Ana Region (General Construction Stormwater Permit)
- Midway City Sanitation District (Sewer Connection Permit)

#### **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

Land Use / Planning	Transportation / T	raffic	☐ Public Services	
Population / Housing	☐ Biological Resour	rces	☐ Utilities / Service	Systems
Geology / Soils	☐ Mineral Resource	es	<b>X</b> Aesthetics	
Hydrology / Water Quality	☐ Hazards and Haza	ardous Materials	☐ Cultural Resource	es
Air Quality	Noise		Recreation	
Agriculture Resources	Greenhouse Gas l	Emissions	Mandatory Finding Significance	ngs of
<b>DETERMINATION</b> (To be completed by the Lead Agency	)			
On the basis of this initial evaluation	on:			
I find that the proposed project <b>CO</b> and a <b>NEGATIVE DECLARATI</b>		nificant effect on the	environment,	
I find that although the proposed potential there will not be a significant effect an attached sheet have been added <b>DECLARATION</b> will be prepared	t in this case because the to the project. A MIT	ne mitigation measure	es described on	
I find that the proposed project MAENVIRONMENTAL IMPACT I	_	ffect on the environm	ent, and an	
I find that the proposed project MA significant unless mitigated impact adequately analyzed in an earlier d been addressed by mitigation meas sheets. An ENVIRONMENTAL the effects that remain to be addressed.	" on the environment, ocument pursuant to apures based on the earlied IMPACT REPORT in the contract of the con	but at least one impac pplicable legal standar er analysis as describe	t (1) has been rds, and (2) has ed on attached	×
I find that although the proposed processes all potentially significant or NEGATIVE DECLARATION promitigated pursuant to that earlier or mitigation measures that are imprequired.	effects (a) have been an oursuant to applicable s r EIR or NEGATIVE I	nalyzed adequately in standards, and (b) hav DECLARATION, inc	an earlier EIR e been avoided luding revisions	
Signature Signature		October of Date	94,2011 te Planner	
Tess Namen		ASSOLIDI.	te Planner	
Printed Name		Title		

#### **EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.
- 2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.
- 4. Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XIX, "Earlier Analyses," may be cross-referenced).
- 5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XIX at the end of the checklist.
- 6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XIX. Other sources used or individuals contacted have been cited in the respective discussions.
- 7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach's requirements.

SAMPLE QUESTION:				
ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal result in or expose people to potential impacts involving:				
Landslides? (Sources: 1, 6)  Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).				×

IS	SU	ES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I.	LA	AND USE AND PLANNING. Would the project:				
	a)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1, 2)	×			
		<b>Discussion:</b> The proposed project would develop a skate produced designated for low-income residential uses. Given the need part of the proposed project, potentially significant land use further evaluation of this issue in an EIR is required.	d for General	Plan and zonii	ng text amend	dment as
	b)	Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1)				×
		<b>Discussion:</b> No habitat conservation plans or natural command therefore the proposed project would not affect any surfurther evaluation of this issue in an EIR is not required.				
	c)	Physically divide an established community? (Sources: 1)				×
		<b>Discussion:</b> The project site is currently undeveloped, and potential to physically divide an established community. No this issue in an EIR is not required.				
II.	<u>PC</u>	<b>DPULATION AND HOUSING.</b> Would the project:				
	a)	Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: 1, 6)				×
		<b>Discussion:</b> The proposed project would not involve any result induce very minor, if any, indirect population growth throupotential population growth associated with the very low in context of the City of Huntington Beach, Orange County California Region. Similarly, the provision of new on-site would only serve the project site and would not induce furt limited intensity of proposed retail uses and associated empresult from the proposed project. As such, no impact would EIR is not required.	igh the provisitensity uses founcil of Go sewage, water ther on- or of bloyment, sub-	sion of new reta on-site would levernment sub- er, and storm def-site population	ail uses on-si- be negligible region, and S rainage infrason growth. G ation growth	te, the in the outhern structure iven the would not

ISSU	ES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 1)				×
	<b>Discussion:</b> No existing housing is located on the project project would not have any potential to displace existing he evaluation of this issue in an EIR is not required.				
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 1)				×
	<b>Discussion:</b> No existing housing or other development is As such, the proposed project would not have any potentia such, no impact would occur and further evaluation of this	l to displace	substantial nun	nbers of peop	
III. <u>G</u> l	EOLOGY AND SOILS. Would the project:				
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Sources:1)				×
	<b>Discussion:</b> According the City of Huntington Beach General Plan Environmental Hazards Element, the project site is not located on or near a known earthquake fault or within an Alquist-Priolo Earthquake Fault Hazard Zone. As such, the proposed development would not be subject to surface fault rupture hazards. No impacts would occur and further evaluation of this issue in an EIR is not required.				
	ii) Strong seismic ground shaking? (Sources:1)			×	
<b>Discussion:</b> Several active or potentially active faults are located in the Southern California region, while those that have the greatest potential to result in strong seismic ground shaking at the project site include the Newport-Inglewood Fault, Palos Verdes Fault, Elsinore Fault, and San Andreas Fault. These faults are estimated to potentially result in earthquakes with a maximum credible magnitude of between 7.0 and 8.3 on the Richter scale, which could produce strong seismic ground shaking at the project site. However, the proposed project does not involve habitable structures, or structures that would be susceptible to substantial risks associated with an earthquake, as the proposed skate park and single-story retail structure would be low-profile development with no major structural features or unusual structural loads. Additionally, all proposed structures would be subject to applicable building and seismic safety codes, including the California Building Code (CBC) and Uniform Building Code (UBC), as appropriate. Given the low-intensity nature of development, lack of habitable structures, and compliance with applicant building and seismic safety codes,					clude the are nd 8.3 on the bstantial lld be low-proposed a Building

Potentially Significant

Potentially Unless Less Than Significant Mitigation Significant Impact Incorporated Impact

No Impact

ISSUES (and Supporting Information Sources):

impacts related to strong seismic ground shaking would be less than significant. It should be noted that applicable mitigation measures and City requirements included in the Beach and Edinger Corridors Specific Plan EIR are applicable to the project site and would be implemented. Specifically, City requirement CR4.5-1 and mitigation measure MM4.5-1 (included in Attachment B to this Initial Study) would be implemented to ensure that impacts remain less than significant. As such, further evaluation of this issue in an EIR is not required.

	iii) Seismic-related ground failure, including liquefaction? (Sources:1, 3)			×	
	<b>Discussion:</b> The project site, like much of the City of He which are susceptible to liquefaction during an earthquare General Plan indicates that the project site is located in a However, as part of the proposed construction activities, remove organic materials, and then recompacted for use store. Such soil processing and grading activities, along in the project-specific Geotechnical Report prepared by recompacted soil would meet applicable density and she and would not be subject to liquefaction effects. Further robust structures with substantial structural loads such the expected from an earthquake event, as the relatively I potential. Given adherence to applicable seismic design and project-specific grading and foundation design recompleted. In addition, City requirement CR Attachment B to this Initial Study) would be implemented as such, impacts would be less than significant and further	ke when exposed in area with High, on-site soils we as engineered fit with foundation Southern Californar strength requiremore, the proposat measurable like was of the in specifications mmendations could development, 44.5-1 and mitigated to ensure that	d to high group to Very High to Very High puld be excaved a design measurements for each improvement in the CBC and interest in the Liquefaction entition measurements in the masuremeas	andwater. The gh liquefaction ated and proce posed skate particular, are recornical (April 20 engineered fillments would not fects on structs would furthe nd UBC, as aper project's Geo hazards would ain less than significant significant structures.	City's potential. ssed to rk and retail mmended 11). The materials, ot include ures would r limit this plicable, technical be reduced cluded in gnificant.
	iv) Landslides? (Sources:1)				×
	<b>Discussion:</b> The project site is characterized by flat top project vicinity. As such, there is no potential for adversevaluation of this issue in an EIR is not required.	·			
b)	Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1, 3)			×	

**Discussion:** Project construction activities would involve the excavation, processing, and filling of on-site soil materials for use as base materials for structural foundations and skate park improvements. Erosion of exposed soils by wind or rain during construction activities would be prohibited through adherence to applicable regulatory requirements related to stormwater and air quality to ensure that no significant erosion impacts occur. Specifically, permit conditions associated with the General Construction Permit issued by the Santa Ana Regional Water Quality Control Board (RWQCB) and South Coast Air Quality Management District Rule 403 (Fugitive Dust) would serve to minimize soil erosion during construction activities. Additionally, prior to any rough or precise grading on-site, a grading plan would be submitted for review and approval by the City

Potentially Unless Significant Significant Mitigation ISSUES (and Supporting Information Sources): Impact Incorporated **Impact** No Impact Public Works Department. Further, a project-specific Stormwater Pollution Prevention Plan (SWPPP) would be filed with the Santa Ana Regional Water Quality Control Board (RWQCB) and a Waste Discharge Identification (WDID) number would be issued for the project. Following construction, on-site soil would be stabilized with urban development and landscaping which would effectively limit the potential for substantial erosion to occur. Further, City requirement CR4.7-1 and mitigation measure MM4.7-1 (included in Attachment B to this Initial Study) would be implemented to ensure that impacts remain less than significant. As such, erosion impacts would be less than significant and further evaluation of this issue in an EIR is not required. Be located on a geologic unit or soil that is unstable, or  $\Box$ П × that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 3) **Discussion:** The project site is characterized by alluvial soils that are subject to liquefaction and contain relatively high amounts of organic material including peat. The project site is not, however, in an area with historic or expected subsidence, as no petroleum or substantial groundwater extraction activities have occurred in the project vicinity, and no slope areas are located near the site with potential for landslide effects. As noted above, proper soil processing and recompaction for use as engineered fill and adherence to foundation design recommendations contained in the project's Geotechnical Report would preclude the potential for ground failure or collapse associated with liquefaction. Additionally, City requirement CR4.5-1 and mitigation measure MM4.5-1 (included in Attachment B to this Initial Study) would be implemented to ensure that impacts remain less than significant. As such, impacts in this regard would be less than significant and further evaluation of this issue in an EIR is not required. d) Be located on expansive soil, as defined in Table 18-1-B П × П of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1, 3) **Discussion:** The project site is located on alluvial soils containing a relatively high percentage of peat materials, which are considered expansive. While such soil materials could result in adverse effects to structures if variations in soil moisture content occur, removal of such organic materials from soils to a depth of five feet below foundation bottoms, as recommended by the project's Geotechnical Report, would preclude adverse structural effects related to expansive soils. In addition, City requirement CR4.5-1 and mitigation measure MM4.5-1 (included in Attachment B to this Initial Study) would be implemented to ensure that impacts remain less than significant. With adherence to soil and grading recommendations contained in the project's Geotechnical Report and implementation of applicable mitigation measure and City requirement, impacts would be less than significant and further evaluation of this issue in an EIR is not required. Have soils incapable of adequately supporting the use of П П × П septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources: 2)

Potentially Significant

Less Than

**Discussion:** The proposed project would connect to an existing sewer located under McFadden Avenue, which

Potentially Significant

Potentially Unless Less Than Significant Mitigation Significant Impact Impact

No Impact

ISSUES (and Supporting Information Sources):

is owned and operated by the Midway City Sanitation District, and therefore would not utilize septic tanks or alternative wastewater systems. As such, no impacts would occur in this regard and further evaluation of this issue in an EIR is not required.

	issue in an EIR is not required.				
	YDROLOGY AND WATER QUALITY. Would exproject:				
a)	Violate any water quality standards or waste discharge requirements? (Sources: 3)	×			
	<b>Discussion:</b> Construction and operation of proposed use stormwater flows in excess of allowable standards. It sho City requirements included in the Beach and Edinger Consite and would be implemented and possibly modified, a Specifically, City requirement CR4.7-1 and mitigation m Initial Study) would be implemented to minimize impacts impacts related to this issue will be evaluated further in a	ould be noted the ridors Specific sappropriate, the easure MM4.7-sto the extent for the same of the sa	nat applicable in Plan EIR are to address projection. (included in	mitigation me applicable to ect-related im Attachment	the project pacts. B to this
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: 3)			×	
	<b>Discussion:</b> The proposed project would develop the prowhich would result in an increase in impermeable surface could potentially reduce the amount of water reaching greapplicable stormwater regulations, all project-related stor increase in stormwater flow volume versus pre-project counterproject boundaries. In order to achieve this, the project northern parking area, as well as a subdrain and retention and southern parking area. These features would serve to site and allow it to eventually percolate into the subsurface aquifers. Since all stormwater would be contained on-site adverse effects on groundwater supplies or groundwater. In addition, City requirement CR4.7-1 and mitigation me Attachment B to this Initial Study) would be implemented. Therefore, further evaluation of this issue in an EIR is no	e area on-site. oundwater aquimwater genera onditions) would to design include /percolation systems of effectively contained and allowed to end allowed to ensure that do ensure that	This reduction fers beneath the don-site (i.e. done be required the despermeable stem beneath the train all projected ultimately less percolate into the docur from 1 and MM4.7	in pervious some site; however, the increments of the container gravel paving the skate parket-related storocal groundward the soil, no project imples 1-2 (included in the site.)	surface area ver, per ental ed within g in the x, retail use, rmwater on- vater substantial ementation.
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources: 3)			×	

Potentially Unless Less Than Significant Significant Mitigation ISSUES (and Supporting Information Sources): **Impact** Incorporated **Impact** No Impact **Discussion:** No streams or rivers currently exist on the project site, and stormwater currently is conveyed offsite to local gutters via sheet flow. Following construction activities, the site would be characterized by increased impermeable surface area, which would increase stormwater flows in local storm drains if allowed to flow from the site. However, as discussed above, all stormwater generated by the project would be contained on-site through permeable paving and percolation through subdrains and porous sub-base. Additionally, onsite soils would be stabilized with structures/paving materials or landscaped, which would minimize the potential for substantial on-site erosion or siltation to occur. Furthermore, City requirement CR4.5-1 and mitigation measure MM4.5-1 (included in Attachment B to this Initial Study) would be implemented to ensure that impacts remain less than significant. Given that the project would not result in a net increase in off-site stormwater flows and on-site soil would be effectively stabilized by structures, paving, and landscaping, impacts would be less than significant in this regard and further evaluation of this issue in an EIR is not required. d) Substantially alter the existing drainage pattern of the П П X П site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount or surface runoff in a manner which would result in flooding on or off-site? (Sources: 3) **Discussion:** The proposed project, as indicated previously, would be designed to contain all stormwater flows generated on-site by the project via permeable paving and subdrain system to retain stormwater under the site. While the proposed project would alter the existing drainage pattern of the site, it would not result in a substantial increase in runoff such that flooding would occur on- or off-site, since the additional stormwater flows associated with the increased impermeable surface area would be contained on-site. Additionally, City requirement CR4.7-1 and mitigation measures MM4.7-1, MM4.7-3, and MM4.7-4 (included in Attachment B to this Initial Study) would be implemented to ensure that impacts remain less than significant. As such, further evaluation of this issue in an EIR is not required. e) Create or contribute runoff water which would exceed × П П П the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 3) **Discussion:** Construction and operation of proposed uses could provide additional sources of polluted runoff. However, City requirement CR4.7-1 and mitigation measures MM4.7-1, MM4.7-3, and MM4.7-4 (included in Attachment B to this Initial Study) would be implemented to minimize impacts to the extent feasible. Nonetheless, this issue will be evaluated further in an EIR. Otherwise substantially degrade water quality? × П (Sources: 3)

Potentially Significant

**Discussion:** Implementation of the proposed project could potentially substantially degrade water quality. However, City requirement CR4.7-1 and mitigation measure MM4.7-1 (included in Attachment B to this Initial Study) would be implemented to minimize impacts to the extent feasible. Nonetheless, this issue will be evaluated further in an EIR.

ISSUI	ES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 4)				×
	<b>Discussion:</b> The project site is not located within a design included among the proposed improvements. As such, no evaluation of this issue in an EIR is not required.				
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 4)				×
	<b>Discussion:</b> The project site is not located within a design impacts in this regard would occur and further evaluation of	-			n, no
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 1)				×
	<b>Discussion:</b> No dams or large bodies of water are located effects associated with flooding from dam failure or another the location of the project site, no flooding impacts related this issue in an EIR is not required.	er large water	source could	occur. Theref	fore, given
j)	Inundation by seiche, tsunami, or mudflow? (Sources: 1)	П	П	П	×
	<b>Discussion:</b> No open bodies of water or hillside areas are adverse effects associated with seiches or mudflows could approximately four miles inland from the Pacific Ocean at related effects are not expected. Therefore, given the locat tsunami, or mudflows would result from project implement is not required.	occur. Similathe closest point of the pro	arly, the project oint, and theref oject site, no im	t site is locate ore adverse ts apacts related	te such that ed sunami- to seiche,
k)	Potentially impact stormwater runoff from construction activities? (Sources: 3)	×			
	<b>Discussion:</b> Construction of proposed uses could provide degrade water quality during construction activities. City to MM4.7-1 (included in Attachment B to this Initial Study) we extent feasible. Nonetheless, this issue will be evaluated for	equirement ( would be imp	CR4.7-1 and malemented to mi	itigation meas	sure

Potentially impact stormwater runoff from post-

ISSU:	ES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	construction activities? (Sources: 3)	×			
	<b>Discussion:</b> Operation of proposed uses could provide add degrade water quality during construction activities. Howe measure MM4.7-1 (included in Attachment B to this Initial to the extent feasible. Nonetheless, this issue will be evaluated.	ever, City req Study) woul	uirement CR4.  d be implemen	7-1 and mitig	ation
m)	Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources: 3)	×			
	<b>Discussion:</b> While operation of proposed uses would not if for material storage, vehicle or equipment fueling, vehicle hazardous materials or storage, delivery areas, loading doct may involve such activities on a short-term basis. City required (included in Attachment B to this Initial Study) would be in feasible. However, water quality impacts in this regard during significant and therefore further analysis of this issue in an	or equipment ks, and outdo uirement CR4 mplemented t ring construct	maintenance, or work areas, 4.7-1 and mitig to minimize impose tion activities v	waste handling construction ation measure pacts to the e	ng, activities e MM4.7-1 xtent
n)	Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources: 1)	×			
	<b>Discussion:</b> As noted above, the construction and operation polluted runoff that could adversely affect downstream recommendation measure MM4.7-1 (included in Attachment minimize impacts to the extent feasible. Nonetheless, this	eiving waters B to this Init	. However, Ci ial Study) wou	ty requirement Id be implem	nt CR4.7-1 ented to
o)	Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources: 3)				×
	<b>Discussion:</b> The proposed project would be required to co and therefore stormwater flows during storm events would proposed project would not create or contribute significant stormwater runoff to cause environmental harm, and further	be comparab increases in t	le to existing c the flow veloci	onditions. A ty or volume	s such, the of
p)	Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: 3)			×	

Potentially Significant Unless Less Than Potentially Significant Mitigation Significant ISSUES (and Supporting Information Sources): Impact Incorporated **Impact** No Impact **Discussion:** Construction activities would be carried out in accordance with the requirements of the General Construction Permit issued by the RWQCB and in accordance with the project's SWPPP, which would preclude the potential for significant adverse erosion effects. Following construction activities, the site would be characterized by increased impermeable surface area, which would increase stormwater flows in local storm drains if allowed to flow from the site. However, as discussed above, all stormwater generated by the project would be contained on-site through permeable paving and percolation through subdrains and porous sub-base. Additionally, on-site soils would be stabilized with structures/paving materials or landscaped, which would minimize the potential for substantial on-site erosion to occur. Additionally, City requirement CR4.5-1 and mitigation measure MM4.5-1 (included in Attachment B to this Initial Study) would be implemented to ensure that impacts remain less than significant. Given that the project would not result in a net increase in off-site stormwater flows and on-site soil would be effectively stabilized by structures, paying, and landscaping, impacts would be less than significant in this regard and further evaluation of this issue in an EIR is not required. V. AIR QUALITY. The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project: a) Violate any air quality standard or contribute П × substantially to an existing or projected air quality violation? (Sources: 1)

**Discussion:** Construction and operation of the proposed project would generate air pollutant emissions. It should be noted that applicable mitigation measures included in the Beach and Edinger Corridors Specific Plan EIR are applicable to the project site and would be implemented and possibly modified, as appropriate, to address project-related impacts. Specifically, mitigation measures MM4.2-1 through MM4.2-14 (included in Attachment B to this Initial Study) would be implemented to minimize impacts to the extent feasible. Nonetheless, impacts would be potentially significant and further evaluation of this issue in an EIR is required. Expose sensitive receptors to substantial pollutant X П П П concentrations? (Sources: 1) **Discussion:** Construction and operation of the proposed project would generate air pollutant emissions that could adversely affect sensitive receptors in the project area. However, mitigation measures MM4.2-1 through MM4.2-14 (included in Attachment B to this Initial Study) would be implemented to minimize impacts to the extent feasible. Nonetheless, impacts would be potentially significant and further evaluation of this issue in an EIR is required. Create objectionable odors affecting a substantial × П number of people? (Sources: 1)

**Discussion:** Construction activities would generate diesel exhaust and potentially create other odors that could affect nearby residents. As discussed above, mitigation measures MM4.2-1 through MM4.2-14 (included in Attachment B to this Initial Study) would be implemented to minimize impacts to the extent feasible.

Potentially Significant Potentially Unless Less Than Significant Significant Mitigation ISSUES (and Supporting Information Sources): **Impact** Incorporated **Impact** No Impact Nonetheless, impacts in this regard would be potentially significant and this issue will be further evaluated in an EIR. Conflict with or obstruct implementation of the × applicable air quality plan? (Sources: 1) **Discussion:** Since the proposed project would generate air pollutant emissions during construction and operation, it could conflict with the applicable air quality plan for the region. Applicable mitigation measures included in the Beach and Edinger Corridors Specific Plan EIR are applicable to the project site and would be implemented and possibly modified, as appropriate, to address project-related impacts. Specifically, mitigation measures MM4.2-1 through MM4.2-14 (included in Attachment B to this Initial Study) would be implemented to minimize impacts to the extent feasible. Nonetheless, impacts in this regard would be potentially significant and this issue will be further evaluated in an EIR. Result in a cumulatively considerable net increase of × any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 1) **Discussion:** Construction and operation of the proposed project would generate air pollutant emissions, including regional emissions that are considered cumulative effects. However, mitigation measures MM4.2-1 through MM4.2-14 (included in Attachment B to this Initial Study) would be implemented to minimize impacts to the extent feasible. Nonetheless, impacts would be potentially significant and further evaluation of this issue in an EIR is required. VI. TRANSPORTATION/TRAFFIC. Would the project: a) Conflict with an applicable plan, ordinance or policy × П П establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources: 1) **Discussion:** The proposed project would generate additional traffic in the project area, which could conflict

**Discussion:** The proposed project would generate additional traffic in the project area, which could conflict with applicable plans, ordinances, or policies related to traffic and circulation. It should be noted that applicable mitigation measures and City requirements included in the Beach and Edinger Corridors Specific Plan EIR are applicable to the project site and would be implemented and possibly modified, as appropriate, to address project-related impacts. Specifically, mitigation measures MM4.13-1 through MM4.13-18 and City requirement CR4.13-1 (included in Attachment B to this Initial Study) would be implemented to minimize impacts to the extent feasible. Nonetheless, impacts would be potentially significant and further evaluation of

ISSU	ES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	this issue in an EIR is required.				
b)	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Sources: 1)	×			
	<b>Discussion:</b> The proposed project would increase traffic I affect the function of congestion management facilities. In and City requirement CR4.13-1 (included in Attachment E minimize impacts to the extent feasible. Nonetheless, impassignificant and this issue will be further evaluated in an EI	Mitigation means  Ito this Initian  acts in this re	asures MM4.13 l Study) would	3-1 through N I be impleme	MM4.13-18 nted to
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 6)				×
	<b>Discussion:</b> The project site is not located near an airport not have any effect on air traffic patterns. No impacts wor EIR is not required.				
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 1)	×			
	<b>Discussion:</b> The proposed project will utilize a main acce access point off of McFadden Avenue. Given that these n hazards associated with traffic along both Center Avenue as be potentially significant. However, City requirements CF this Initial Study) would be implemented to minimize implevaluation of this issue in an EIR is required.	ew driveways and McFadde R4.13-1 and C	s have the poten n Avenue, imp CR4.13-2 (inclu	ntial to result acts in this re ided in Attacl	in safety egard would hment B to
e)	Result in inadequate emergency access? (Sources: 1)			×	
	<b>Discussion:</b> The proposed project's plans would be subje Beach and Huntington Beach Fire Department, including s				

**Discussion:** The proposed project's plans would be subject to review and approval by the City of Huntington Beach and Huntington Beach Fire Department, including site access and circulation plans, which would serve to ensure that adequate vehicular access for emergency vehicles is provided. In addition, mitigation measures MM4.6-4 and MM4.13-1 through MM4.13-18 and City requirement CR4.13-1 (included in Attachment B to this Initial Study) would be implemented to ensure that impacts remain less than significant. Given compliance with City and Fire Department access requirements (e.g., adequate drive aisle width and turning radii) and implementation of applicable City requirements and mitigation measures, impacts related to emergency access would be less than significant and further analysis of this issue in an EIR is not required.

ISSU	ES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f)	Result in inadequate parking capacity? (Sources: 1, 2)	×			
	<b>Discussion:</b> The proposed project would provide permane customers, and would also provide temporary on- and off-fluctuation in skate park attendance it is possible that the p project-related demands. Therefore, parking impacts would this issue in an EIR is required.	site parking f rovided park	or special even ing may not be	its. Based on adequate to	the meet
g)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources: 1)	×			
VII. I	<b>Discussion:</b> The proposed project could potentially result policies, or programs, since the project could physically af line adjacent to the site on its eastern boundary. Therefore analysis of this issue in an EIR is required. <b>BIOLOGICAL RESOURCES.</b> Would the project:	fect existing l	bike lanes or us	se of the exis	ting railroad
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S, Fish and Wildlife Service? (Sources: 1, 6)				×
	<b>Discussion:</b> No species identified as a candidate, sensitive policies, or regulations, or by the California Department of are found on the project site, as it is a vacant lot with non-Given the lack of notable species or habitats on-site, no im this issue in an EIR is not required.	f Fish and Ga native ruderal	me or U.S, Fist vegetation wi	h and Wildlif th little habita	e Service at value.
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1, 6)				×
	<b>Discussion:</b> No riparian habitat or other sensitive natural of policies, regulations, or by the California Department of Figure 2014 on the project site or currounding area that could be	sh and Game	or US Fish an	d Wildlife Se	rvice is

policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service is located on the project site or surrounding area that could be adversely affected by project implementation. As such, no impacts to riparian habitats or other sensitive natural community would occur and further analysis of this issue in an EIR is not required.

ISSU	ES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1, 6)				×
	<b>Discussion:</b> No wetlands are located on the site or surrou would not have the potential to affect such resources. No analysis of this issue in an EIR is not required.				
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: 6, 7)			×	
	<b>Discussion:</b> The project site is vacant and does not contain site or other features that support wildlife movement. Add two other deciduous trees along the site's eastern boundary exists on-site. While these trees could support limited nurseason, their removal would no substantially interfere with trees currently on-site. Furthermore, per the City's Tree Coremoved as part of the project would be replaced at a 2:1 reproject as a part of the project would be replaced at a 2:1 reproject site and would be implemented to address project-MM4.3-1(included in Attachment B to this Initial Study) the less than significant. Based on the limited potential for the lack of other suitable habitat to support wildlife nurseries applicable mitigation measures, impacts in this regard work issue in an EIR is not required.	ditionally, asidy, no vegetation bers of nestion migratory biordinance (distration thereby prenentation. It sorridors Special related impact would be imple project site for wildlife more project site for wildlife more project.	de from three e on that could s ng migratory b ird nesting give cussed below), providing addit should be noted fic Plan EIR and ts. Specifically lemented to en- to support nest	xisting palm upport nesting irds during the en the limited, all on-site traional nesting of that applicate applicable of, mitigation is sure that impairing migratory with implement	trees and g birds ne nesting number of ees that are ble to the measure acts remain birds, the ntation of
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 7)			×	
	<b>Discussion:</b> Biological resources on the project site are livegetation. The City of Huntington Beach Tree Ordinance				

**Discussion:** Biological resources on the project site are limited to a handful of trees and ruderal non-native vegetation. The City of Huntington Beach Tree Ordinance (Chapter 13.50 of the Huntington Beach Municipal Code) requires the applicant to obtain a permit from the Public Works Department for any activity that may disturb trees of any kind. The City's Tree Ordinance requires submittal of a landscape plan demonstrating compliance with current code requirements and the replacement of existing mature healthy trees to be removed at a minimum of 2:1 ratio with 36-inch box or palm equivalent. Approval of trimming, removing, or replacing trees by the Director of Public Works in association with replacement requirements would ensure that the proposed project would not conflict with any local policies or ordinances protecting biological resources. Impacts in this regard would be less than significant and further analysis of this issue in an EIR is not required.

ISSU	ES (and Supporting Information Sources):	Potentially Significant Impact	Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact		
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 1, 6)				×		
	<b>Discussion:</b> The project site and surrounding area is charsubstantial habitat areas or other significant biological reshabitat conservation plan or natural community conservation the proposed project site, and as such no impronservation plan or natural community conservation prequired.	sources exist in vation plan is pact would occ	n proximity to to applicable to to confi	the project sit the proejct and flicts with a l	e. No ea, nabitat		
VIII	MINERAL RESOURCES. Would the project:						
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1)				×		
<b>Discussion:</b> Although the City of Huntington Beach has a number of known oil and natural gas product areas, no wells or other petroleum extraction activities occur on-site and no known resources exist in the project site vicinity. No sand, gravel, or other mineral resources are known to exist on the site or in the surrounding area. As such, given the lack of mineral resources on the site, implementation of the proper project would not have any impact on the availability of such materials. Further evaluation of this issue EIR is not required.					n the the roposed		
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: 1)				×		
	<b>Discussion:</b> The project site is not designated as a mineral resource recovery area on any applicable plans and no mineral resource recovery activities currently occur on-site. No impacts would occur relative to mineral resource recovery sites and further evaluation of this issue in an EIR is not required.						
	AZARDS AND HAZARDOUS MATERIALS. ould the project:						
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 7)				×		
	<b>Discussion:</b> The proposed project consists of construction skate park would operate passively and the retail use would transport, use, or disposal of hazardous materials, aside from the proposed project consists of construction skate park would operate passively and the retail use would be a support of the proposed project consists of construction skate park would operate passively and the retail use would be a support of the proposed project consists of construction skate park would operate passively and the retail use would be a support of the proposed project consists of construction skate park would operate passively and the retail use would be a support of the proposed project consists of construction skate park would operate passively and the retail use would be a support of the proposed project consists of construction skate park would operate passively and the retail use would be a support of the proposed project consists of construction skate park would be a support of the proposed project consists of the proposed passively and the retail use would be a support of the proposed project consists of the proposed passively and the proposed project consists of the proposed project consists of the proposed project consists of the proposed passively and the proposed project consists of the project cons	ıld not involve	any operations	s requiring th	e routine		

Potentially Unless Less Than Significant Significant Mitigation ISSUES (and Supporting Information Sources): Impact Incorporated **Impact** No Impact substances. Given the nature of the skate park and retail use, no adverse impacts related to the routine transport, use, or disposal of hazardous materials would occur and further evaluation of this issue in an EIR is not required. b) Create a significant hazard to the public or the П П X П environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 6) **Discussion:** Past investigations of the site have indicated the potential presence of hazardous materials in site soils, including pesticides associated with possible historical agricultural activities and metals, herbicides, petroleum hydrocarbons, and volatile organic compounds associated with the adjacent railroad tracks. It should be noted that applicable mitigation measures included in the Beach and Edinger Corridors Specific Plan EIR are applicable to the project site and would be implemented to address project-related impacts. Specifically, mitigation measures MM4.6-1 and MM4.6-2 (included in Attachment B to this Initial Study) would be implemented, as appropriate, to address potential adverse effects. With implementation of applicable mitigation from the Beach and Edinger Corridors Specific Plan EIR, potential hazards associated with the release of hazardous materials into the environment would be reduced to an acceptable level. Impacts, therefore, would be less than significant and further analysis of this issue in an EIR is not required. c) Emit hazardous emissions or handle hazardous or П × П acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 1) **Discussion:** The proposed project is not expected to emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste. Although Goldenwest College is located within one-quarter mile of the project site, with the campus property line located approximately 200 feet to the west of the project boundary, the proposed project would consist of a skate park and limited retail uses, which would not involve hazardous emissions or the handling of hazardous materials or wastes. Impacts would be less than significant and further evaluation of this issue in an EIR is not required. d) Be located on a site which is included on a list of П П × hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the

Potentially Significant

environment? (Sources: 5)

Potentially Unless Less Than Significant Significant Mitigation ISSUES (and Supporting Information Sources): Impact Incorporated Impact No Impact **Discussion:** The project site is not included on a list of hazardous materials sites, although some off-site properties in the vicinity of the site are included in a number of databases. Nonetheless, given that the project site is not included on any hazardous materials site databases, the lack of any historical hazardous materials activities on-site, and the distance of the site from listed off-site properties, there is little potential for adverse impacts to the proposed project. Additionally, mitigation measures MM4.6-1 and MM4.6-2 (included in Attachment B to this Initial Study) from the Beach and Edinger Corridors Specific Plan EIR would be implemented, as appropriate, to ensure that impacts in this regard remain less than significant. As such, further evaluation of this issue in an EIR is not required. For a project located within an airport land use plan or, П × where such a plan has not been adopted, within two miles of a public airport or pubic use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 6) **Discussion:** The project site is not located within the boundaries of an airport land use plan and no airports are located within two miles of the site. As such, no impacts would occur and further evaluation of this issue in an EIR is not required. f) For a project within the vicinity of a private airstrip, П × would the project result in a safety hazard for people residing or working in the project area? (Sources: 6) **Discussion:** No private airstrips are located within two miles of the project site. No impacts would occur and further evaluation of this issue in an EIR is not required. Impair implementation of or physically interfere with an П П × adopted emergency response plan or emergency evacuation plan? (Sources: 6) **Discussion:** As discussed previously, project site plans for the proposed skate park and retail use would be subject to review and approval by the City of Huntington Beach and Huntington Beach Fire Department, which would serve to ensure adequate emergency vehicle access is provided. Given City and Fire Department review and approval of site access plans, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and impacts would be less than significant. Additionally, in order to ensure that impacts remain less than significant, mitigation measure MM4.6-3 (included in Attachment B to this Initial Study) from the Beach and Edinger Corridors Specific Plan EIR would be implemented, as appropriate. As such, further analysis of this issue in an EIR is not required.

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Expose people or structures to a significant risk of loss,

injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

(Sources: 1)

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Significant Mitigation Significant
Impact Incorporated Impact No Impact

ISSUES (and Supporting Information Sources):

X.

**Discussion:** No open space areas or wildlands are located on or near the project site. No impacts would occur and further evaluation of this issue in an EIR is not required.

N(	<b>DISE.</b> Would the project result in:				
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1)	×			
	<b>Discussion:</b> Construction and operation of the proposed project would expose people in the project area to increased noise levels in excess of City standards. It should be noted that applicable mitigation measures included in the Beach and Edinger Corridors Specific Plan EIR are applicable to the project site and would be implemented and possibly modified, as appropriate, to address project-related impacts. Specifically, mitigation measures MM4.9-1 through MM4.9-3 (included in Attachment B to this Initial Study) would be implemented to minimize impacts to the extent feasible. Nonetheless, impacts are considered potentially significant and further evaluation of this issue in an EIR is required.				
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 6)	×			
	<b>Discussion:</b> Construction activities would involve the use of groundborne noise or vibration affecting nearby residential of MM4.9-3 (included in Attachment B to this Initial Study) we extent feasible. However, impacts are considered potentially an EIR is required.	uses. Miti ould be im	gation measures uplemented to mi	MM4.9-1 thr inimize impac	ough ets to the
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1)	×			
	<b>Discussion:</b> Operation of the skate park, particularly during special events, would create periodic noise increases over the life of the project. Impacts are considered potentially significant and further evaluation of this issue in an EIR is required.				
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 7)	×			
	<b>Discussion:</b> Construction activities would expose people in the project area to temporary increases in noise				

**Discussion:** Construction activities would expose people in the project area to temporary increases in noise levels. However, mitigation measures MM4.9-1 through MM4.9-3 (included in Attachment B to this Initial Study) would be implemented to minimize impacts to the extent feasible. Nonetheless, impacts are considered potentially significant and further evaluation of this issue in an EIR is required.

ISSU	ES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1)				×	
	<b>Discussion:</b> The project site is not located within the bour located within two miles of the site. As such, no impacts vEIR is not required.					
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1)				×	
	<b>Discussion:</b> No private airstrips are located in the vicinity further evaluation of this issue in an EIR is not required.	of the projec	et site. No impo	acts would oc	ecur and	
sub pro fac env ser	DBLIC SERVICES. Would the project result in ostantial adverse physical impacts associated with the ovision of new or physically altered governmental cilities, the construction of which could cause significant vironmental impacts, in order to maintain acceptable vice ratios, response times or other performance jectives for any of the public services:					
a)	Fire protection? (Sources: 6)			×		
	<b>Discussion:</b> The proposed project would include the construction and operation of a skate park and retail use, and would not result in new residential uses or direct population increases requiring additional fire protection capabilities. Skate park facilities would be constructed of concrete and would operate passively, with no need for fire protection infrastructure (though the park kiosk would contain a fire extinguisher). The retail use would be fully sprinklered inside per Fire Department requirements. It should be noted that applicable mitigation measures included in the Beach and Edinger Corridors Specific Plan EIR are applicable to the project site and would be implemented and possibly modified, as appropriate, to address project-related impacts. Specifically, mitigation measure MM4.11-1 (included in Attachment B to this Initial Study) would be implemented to ensure that impacts are minimized. Given the limited intensity of the retail use and low fire risk associated with a small retail use, as well as installation of a sprinkler system and implementation of applicable mitigation, the increase in demand for Fire Department resources would be minimal and impacts would be less than significant. Further analysis of this issue in an EIR is not required.					
b)	Police Protection? (Sources: 6)			×		

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No Impact

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ISSUES (and Supporting Information Sources):

**Discussion:** The proposed project would include the construction and operation of a skate park and retail use, and would not result in new residential uses or direct population increases requiring additional police protection capabilities. Skate park facilities would be fully gated with access controlled by skate park staff, and the facility fully lighted for nighttime operation. Additionally, mitigation measure MM4.11-1 (included in Attachment B to this Initial Study) would be implemented to ensure that impacts are minimized. Given the limited intensity of the retail use, as well as the fact that the facility would be fully supervised, gated, and lighted, increase demands on Police Department resources would be minimal and impacts would be less than significant. Further analysis of this issue in an EIR is not required.

Impact

	limited intensity of the retail use, as well as the fact to lighted, increase demands on Police Department reso significant. Further analysis of this issue in an EIR is	ources would be mir					
c)	Schools? (Sources: 6)			×			
	<b>Discussion:</b> The proposed project would not result additional school capacity, though some jobs would However, project operation would not substantially a limited employment associated with the skate park a the Beach and Edinger Corridors Specific Plan EIR, Attachment B to this Initial Study), which require the ensure that impacts are minimized. As such, impacts this issue in an EIR is not required.	be created, which coaffect school district nd retail use. Addit including CR4.11-1 e payment of develo	ould result in a t facilities or o ionally, City r and CR4.11- oper fees, wou	indirect impactoperations give requirements if a (included in ld be implement)	ets. en the ncluded in ented to		
d)	Parks? (Sources: 6)			×			
	<b>Discussion:</b> The proposed project would not result in population increases that would necessitate additional parks or recreational facilities, and project operation would not adversely affect the use or condition of existing facilities. Although the proposed skate park would utilize off-site parking facilities at the Huntington Beach Sports Complex during occasional special events, these events would be scheduled such that they occur on days when no events are scheduled at the Sports Complex. Therefore, the skate park special events would not adversely affect the use of off-site parks and recreational facilities. Impacts would be less than significant and further evaluation of this issue in an EIR is not required.						
e)	Other public facilities or governmental services? (Sources: 6)			×			
	<b>Discussion:</b> The project site is located near an existing OCTA transit facility. However, the proposed project would not adversely affect this facility or other public facilities, since skate park and retail activities would be contained within the project site. Increased traffic near the facility during special events would be effectively addressed through the operation of the off-site parking program utilizing shuttles for spectator transportation to and from the site, thereby minimizing traffic-related effects on the OCTA facility. Impacts in this regard would be less than significant and further analysis of this issue in an EIR is not required.						
	UTILITIES AND SERVICE SYSTEMS. Would be project:	d					
a)	Exceed wastewater treatment requirements of the			×			

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Significant

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Impact Incorporated Impact No Impact

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ISSUES (and Supporting Information Sources):

applicable Regional Water Quality Control Board? (Sources: 6, 8)

**Discussion:** The proposed project would increase wastewater generation on-site since the site is currently undeveloped. However, the amount of wastewater generated would be negligible in the context of the Midway City Sanitary District (MCSD) service area. The 3,500-square-foot retail use and concession stand (2,000 square feet of retail and 1,500 feet of snack bar/concession area) is estimated to generate approximately 700 gallons per day of wastewater. Based on an average daily wastewater flow in the MCSD service area of approximately 13 million gallons, the project-related wastewater generation represents roughly 0.0054-percent of MCSD's total daily wastewater volume and therefore is considered negligible. As such, the proposed project would not be expected to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board since project-related flows represent such a minimal volume requiring treatment at the Orange County Sanitation District (OCSD)'s treatment facility, where MCSD's wastewater flows are ultimately conveyed. Impacts would be less than significant and further analysis of this issue in an EIR is not required.

b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1, 8)			×	
	<b>Discussion:</b> The project site is not currently served by properties and eveloped with urban uses. Therefore, the proposed skate part constructed and maintained by the project applicant, while necessary, by the respective public agencies and/or utilitic Midway City Sanitary District. Such construction would the necessary improvements are only intended to serve the limited intensity in terms of water consumption and waster requisite infrastructure improvements, their construction effects. As such, impacts would be less than significant a required.	oposed project k and retail use le off-site impr es, including the be limited to the project's ska ewater generate is not expected	includes the execution. On-site improvements wou he City of Hunche project site the park and retaion. Given the late cause signi	extension of war covements woodld be implementington Beach and adjacent sail use, which limited nature	ater and uld be ented, as and streets, as are of e of the mental

drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 3, 6)

Discussion: As discussed above, the project site is not currently served by utilities or related infrastructure. Additionally, the project site and immediate area are not served by public storm drains, as currently stormwater.

Additionally, the project site and immediate area are not served by public storm drains, as currently stormwater flows are conveyed downstream via sheet flow (on-site) and curb and gutter (off-site) to City storm drain facilities. The project would involve the construction of an on-site stormwater retention system to keep post-project stormwater flows below pre-project volumes, as required by County standards. The on-site system would be constructed concurrently with project grading and foundation construction activities, and therefore would not represent a substantial additional construction effort. Furthermore, construction of the stormwater

Require or result in the construction of new storm water

<sup>&</sup>lt;sup>1</sup> Based on sewage generation factors for commercial uses (200 gallons per day per 1,000 square feet).

Potentially Unless Less Than Significant Significant Mitigation ISSUES (and Supporting Information Sources): Impact Incorporated **Impact** No Impact system would be limited to the project site and therefore would not be expected to result in significant environmental effects in and of itself. Therefore, impacts in this regard would be less than significant and further evaluation of this issue in an EIR is not required. d) Have sufficient water supplies available to serve the П П X П project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 6, 9) **Discussion:** The proposed project includes the construction and operation of a skate park and retail/concession use on the project site, which represents a relatively low-intensity development in terms of water demand. Based on the sewage generation estimates noted in Response XII.a), above, plus a 20-percent increase to account for irrigation and evaporation losses, the proposed project would be expected to consume approximately 840 gallons of water per day. This volume of water is negligible in the context of the City's overall daily water consumption. In 2010, the City as a whole consumed an average of over 3.5 million gallons of water per day; as such, the proposed project would represent 0.024-percent of the City's daily water demand. It should be noted that applicable City requirements and mitigation measures included in the Beach and Edinger Corridors Specific Plan EIR are applicable to the project site and would be implemented, as appropriate, to address project-related impacts. Specifically, City requirements CR4.14-1 and CR4.14-2 and mitigation measure MM4.14-1 (included in Attachment B to this Initial Study) would be implemented to ensure that impacts are minimized. Given the minimal impact of the proposed project on water supplies serving the City of Huntington Beach, impacts in this regard are considered less than significant and further evaluation of this issue in an EIR is not required. Result in a determination by the wastewater treatment П П × П provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 6) **Discussion:** As discussed in Response XII.a), above, the proposed project would generate a negligible volume of wastewater compared to the total volume conveyed to OCSD facilities for treatment. Therefore, the proposed project is not anticipated to result in a determination by OCSD that it lacks adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Impacts would be less than significant and further evaluation of this issue in an EIR is not required. Be served by a landfill with sufficient permitted capacity П П × to accommodate the project's solid waste disposal needs? (Sources: 6) **Discussion:** The proposed project would include an active retail/concession component that would generate

Potentially Significant

solid waste from merchandise and food sales to retail customers and park visitors, respectively. The project's 3,500 square feet of active land uses would be expected to generate approximately 0.011 tons per day (tpd) of solid waste.<sup>2</sup> There are currently three landfills serving Orange County, with a combined permitted capacity of 23,500 tpd. Therefore, the proposed project represents approximately 0.000045-percent of the permitted daily

<sup>&</sup>lt;sup>2</sup> Based on solid waste generation factors for Commercial uses (0.006 pounds per day per square foot)

Potentially Significant Potentially Unless Less Than Significant Significant Mitigation ISSUES (and Supporting Information Sources): **Impact** Incorporated Impact No Impact disposal capacity within the County. Additionally, City waste diversion programs, including on-site recycling, would reduce the amount of solid waste requiring landfill disposal by approximately 50 percent, further reducing the impact to County landfills. Given the minimal amount of project-related waster requiring landfill disposal, impacts in this regard would be less than significant and further evaluation of this issue in an EIR is not required. g) Comply with federal, state, and local statutes and П × regulations related to solid waste? (Sources: 6) **Discussion:** The proposed project would include waste recycling and disposal facilities consistent with all City, state, and federal requirements, including recycling of construction-related wastes and materials to the extent feasible. No adverse impacts would occur in this regard and further evaluation of this issue in an EIR is not required. Include a new or retrofitted storm water treatment П × control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: 3) **Discussion:** The proposed project would include an on-site stormwater retention system that utilizes a subgrade porous base to contain project-related flows on the project site. This BMP is consistent with the County's guidance regarding low-impact development (LID) that prohibits increases in stormwater volumes compared to pre-project conditions. Since the project includes a stormwater retention system, as well as other treatment BMPs, adverse effects related to stormwater hydrology and water quality would be minimized. Impacts in this regard would be less than significant and further evaluation of this issue in an EIR is not required. **XIII. AESTHETICS.** Would the project: a) Have a substantial adverse effect on a scenic vista? X (Sources: 1) **Discussion:** The project area is characterized by flat topography and extensive urban development in all directions. Therefore, no scenic vistas exist in the project vicinity and the project site is not particularly visible from surrounding areas. Given the lack of scenic vistas and relative low visibility of the project site, no impacts would occur and further evaluation of this issue in an EIR is not required. b) Substantially damage scenic resources, including, but П × not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1) **Discussion:** The project site does not contain any scenic resources, as it is currently characterized by vacant

land with no improvements or scenic features. Furthermore, no scenic highways are located in the project area. As such, the proposed project would not have the potential to substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. No impacts

ISSU	ES (and Supporting Information Sources):	Potentially Significant Impact	Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	would occur and further evaluation of this issue in an EIR	is not require	d.		
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 2, 6)	×			
	<b>Discussion:</b> The proposed project would dramatically charactering urban uses on a currently vacant project site. To adverse effects associated with the visual character or qual significant and this issue will be further analyzed in an EIF	Therefore, the ity of the site	proposed proj	ect could resu	ılt in
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 6)	×			
	<b>Discussion:</b> The proposed project would develop a retail to project site, which would include nighttime lighting that corresidential uses immediately east of the project site. It show included in the Beach and Edinger Corridors Specific Plan implemented and possibly modified, as appropriate, to add mitigation measure MM4.1-2 (included in Attachment B to that impacts are reduced to the extent feasible. Nonetheless significant and this issue will be further analyzed in an EIR	ould affect neadled be noted to EIR are applianced in this Initial States, light and glass, light and glass.	arby light-sens hat applicable icable to the prelated impacts tudy) would be	tive uses, inc mitigation m roject site and Specifically implemente	luding easures I would be y, d to ensure
XIV	CULTURAL RESOURCES. Would the project:				
a)	Cause a substantial adverse change in the significance of a historical resource as defined in $\delta15064.5?$ (Sources: 1, 6)				×
	<b>Discussion:</b> The project site is vacant land and does not considered historic resources. Given the lack of built feature landscaping, there is no potential for impacts to historic resimpacts would occur and further evaluation of this issue in	ires on-site, a sources to occ	s well as lack of our from projec	of any notewo	orthy
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to $\delta15064.5$ ? (Sources:1, 6)			×	

ISSUES (and Supporting Information Sources): Impact Incorporated **Impact** No Impact **Discussion:** The project site is a vacant lot and has never been developed or utilized for extensive agricultural activities, and no known archaeological sites exist on-site or in the surrounding area. Nonetheless, there is a limited potential for native soils on-site to contain undiscovered buried archaeological resources. It should be noted that applicable mitigation measures included in the Beach and Edinger Corridors Specific Plan EIR are applicable to the project site and would be implemented, as appropriate, to address project-related impacts. Specifically, mitigation measures MM4.4-2(a) and MM4.4-2(b) included in the Beach and Edinger Corridors Specific Plan EIR would serve to address impacts to undiscovered cultural resources in the event they are encountered during site grading activities. With implementation of applicable mitigation measures contained in the Beach and Edinger Corridors Specific Plan EIR, impacts would be less than significant and further evaluation of this issue in an EIR is not required. c) Directly or indirectly destroy a unique paleontological П × resource or site unique geologic feature? (Sources: 1, 3, **Discussion:** The soils at the project site and surrounding area are alluvial soils with high organic content with observed thicknesses ranging from 12 to 50 feet below ground surface. No bedrock or other rock materials that could contain fossils are known to occur within the upper site soils. However, despite the apparent lack of fossiliferous rock formations on or near the site, a limited potential to encounter undiscovered fossil resources during site grading still exists. However, mitigation measures MM4.4-3(a) and MM4.4-3(b) included in the Beach and Edinger Corridors Specific Plan EIR would serve to address impacts to undiscovered fossil resources in the event they are encountered during site grading activities. With implementation of applicable mitigation measures contained in the Beach and Edinger Corridors Specific Plan EIR, impacts would be less than significant and further evaluation of this issue in an EIR is not required. d) Disturb any human remains, including those interred  $\Box$ П × outside of formal cemeteries? (Sources: 6) **Discussion:** The project site is a vacant lot and has never been developed or utilized for extensive agricultural activities. As discussed in Response XIV(a), above, while there is a limited potential for buried cultural resources (including human remains) to be located on-site, implementation of mitigation measures MM4.4-2(a) and MM4.4-2(b) contained in the Beach and Edinger Corridors Specific Plan EIR would serve to address impacts to such undiscovered cultural resources in the event they are encountered during site grading activities. With implementation of applicable mitigation measures contained in the Beach and Edinger Corridors Specific Plan EIR, impacts would be less than significant and further evaluation of this issue in an EIR is not required. **XV. RECREATION.** Would the project: a) Would the project increase the use of existing × neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1) **Discussion:** The proposed project involves the construction and operation of a public skate park and retail use,

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and therefore would provide increased recreational opportunities for the community. The proposed project

Potentially Unless Less Than Significant Significant Mitigation ISSUES (and Supporting Information Sources): Impact Incorporated **Impact** No Impact would draw residents to the new skate park and therefore would not increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. No impacts would occur and further evaluation of this issue in an EIR is not required. b) Does the project include recreational facilities or require П × the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: 6) **Discussion:** The proposed project would provide new recreational opportunities in the area, and the construction and operation of the proposed skate park would result in impacts to the environment. However, such effects are related to specific environmental issues that will be analyzed in the EIR. As such, recreationrelated impacts would be less than significant, and further analysis of this issue in an EIR is not required. Affect existing recreational opportunities? (Sources: 1) c) П × **Discussion:** The proposed project would increase recreational opportunities in the project area; therefore, it would not adversely affect existing recreational facilities or opportunities since demand for existing facilities would likely be reduced due to use of the new skate park. Although the proposed skate park would utilize offsite parking facilities at the Huntington Beach Sports Complex during occasional special events, these events would be scheduled such that they occur on days when no events are scheduled at the Sports Complex. Therefore, the skate park special events would not adversely affect the use of off-site parks and recreational facilities. Impacts would be less than significant and further evaluation of this issue in an EIR is not required. XVI. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project: Convert Prime Farmland, Unique Farmland, or Farmland of П П × П Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? (Sources: 1, 6) **Discussion:** The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the

Potentially Significant

of this issue in an EIR is not required.

California Resources Agency. Therefore, implementation of the proposed project would not have the potential to convert any such farmland resources to non-agricultural use. No impacts would occur and further evaluation

IS	SSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1, 2)				×
	<b>Discussion:</b> The project site is zoned Specific Plan and no por contract. No impacts would occur and further evaluation of				n Act
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1)				×
	<b>Discussion:</b> No agricultural activities currently occur on-site a result in conversion of farmland to non-agricultural use. N issue in an EIR is not required.				
X	VII. GREENHOUSE GAS EMISSIONS. Would the proj	ject:			
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Sources: 6)	×			
sig	<b>Discussion:</b> The proposed project would generate additional a nificant impact on the environment. As such, further analysis o				ave a
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources: 6)	×			
	<b>Discussion:</b> The proposed project would generate additional a potentially result in conflicts with applicable plans, policies or emissions of greenhouse gases. As such, further analysis of the	regulations a	dopted for the	purpose of re	
XV	VIII. MANDATORY FINDINGS OF SIGNIFICANCE.	•			
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 6)			×	
	<b>Discussion:</b> As noted previously, the project site does not conspecies or habitats, that could be adversely affected by project				

species or habitats, that could be adversely affected by project implementation. Despite the disturbed nature of the site and the fact that the site does not contain any known cultural resources, there exists the potential to encounter undiscovered resources during site grading activities. However, while the construction activities on-site would have the potential to eliminate important examples of the major periods of California history or prehistory, mitigation measures included in the Beach and Edinger Corridors Specific Plan EIR would be implemented, as required, to

Potentially Significant Unless Potentially Less Than Significant Mitigation Significant ISSUES (and Supporting Information Sources): Impact Incorporated **Impact** No Impact reduce such impacts to less than significant. Therefore, impacts would be less than significant in this regard and further analysis of this issue in an EIR is not required. b) Does the project have impacts that are individually limited, × but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 6) **Discussion:** Construction and operation of the proposed project would contribute to cumulative effects associated with other development in the area. As such, the project has the potential to have impacts that are cumulatively considerable for a number of environmental issues. Accordingly, further analysis of cumulative effects in an EIR is required. c) Does the project have environmental effects which will cause × substantial adverse effects on human beings, either directly or indirectly? (Sources: 6) **Discussion:** Construction and operation of the proposed project would result in air pollutant emissions, noise, light/glare, and other effects on human beings in the short- and long-term. As such, the project has the potential to result in impacts on human beings related to a number of environmental issues. Accordingly, further analysis of

effects on human beings in an EIR is required.

#### XIX. EARLIER ANALYSIS/SOURCE LIST

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). Additionally, the following list includes other sources of information utilized in the preparation of this Initial Study.

Earlier Documents Prepared and Sources Utilized in this Analysis:

Reference #	<b>Document Title</b>	Available for Review at:
1	City of Huntington Beach General Plan	City of Huntington Beach Planning & Building Dept., Planning/Zoning Information Counter, 2000 Main St, 3 <sup>rd</sup> Floor, Huntington Beach, and at <a href="http://huntingtonbeachca.gov/Government/Departments/Planning/gp/index.c">http://huntingtonbeachca.gov/Government/Departments/Planning/gp/index.c</a> <a href="mailto:fm">fm</a>
2	Beach and Edinger Corridors Specific Plan	City of Huntington Beach Planning & Building Dept., Planning/Zoning Information Counter, 2000 Main St, 3 <sup>rd</sup> Floor, Huntington Beach, and at <a href="http://www.huntingtonbeachca.gov/government/departments/planning/major/Beach_Edinger.cfm">http://www.huntingtonbeachca.gov/government/departments/planning/major/Beach_Edinger.cfm</a>
3	Preliminary Water Quality Management Plan, including project Geotechnical Report	City of Huntington Beach Planning & Building Dept., Planning/Zoning Information Counter, 2000 Main St, 3 <sup>rd</sup> Floor, Huntington Beach
4	FEMA Flood Insurance Rate Map (06059C0251J), contained in project Water Quality Management Plan	cc
5	Phase I Environmental Site Assessment, Proposed Vans Skate Park, APN 142-073-03, Huntington Beach, California.	cc
6	Beach and Edinger Corridors Specific Plan Environmental Impact Report	City of Huntington Beach Planning & Building Dept., Planning/Zoning Information Counter, 2000 Main St, 3 <sup>rd</sup> Floor, Huntington Beach, and at <a href="http://www.huntingtonbeachca.gov/government/departments/planning/major/BeachedgDEIR.cfm">http://www.huntingtonbeachca.gov/government/departments/planning/major/BeachedgDEIR.cfm</a>
7	City of Huntington Beach Municipal Code	City of Huntington Beach City Clerk's Office, 2000 Main St., 2 <sup>nd</sup> Floor, Huntington Beach, and at <a href="http://www.huntingtonbeachca.gov/government/charter_codes/municipal_code.cfm">http://www.huntingtonbeachca.gov/government/charter_codes/municipal_code.cfm</a>

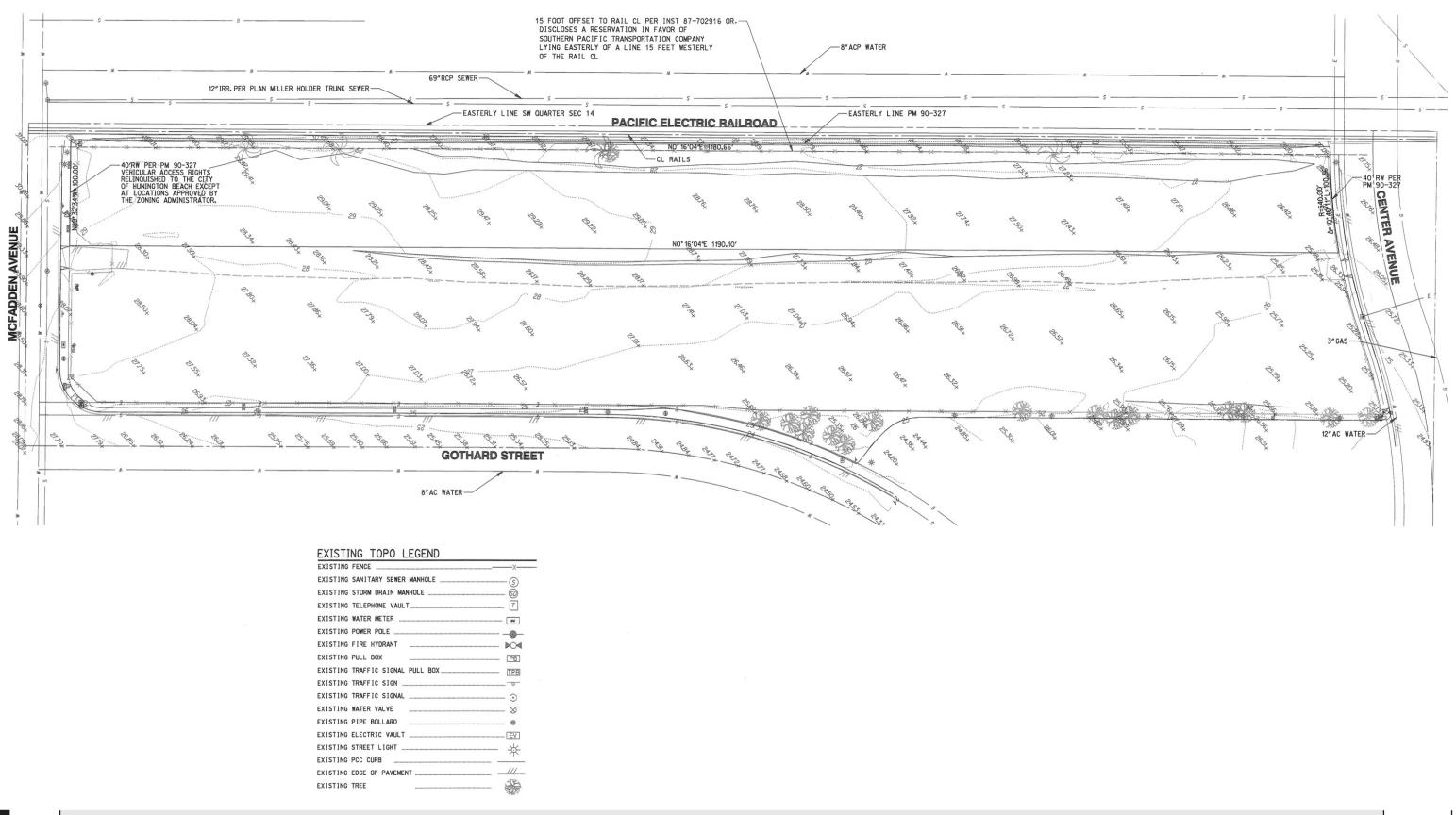
http://www.mcsandst.com

Midway City Sanitary District Website

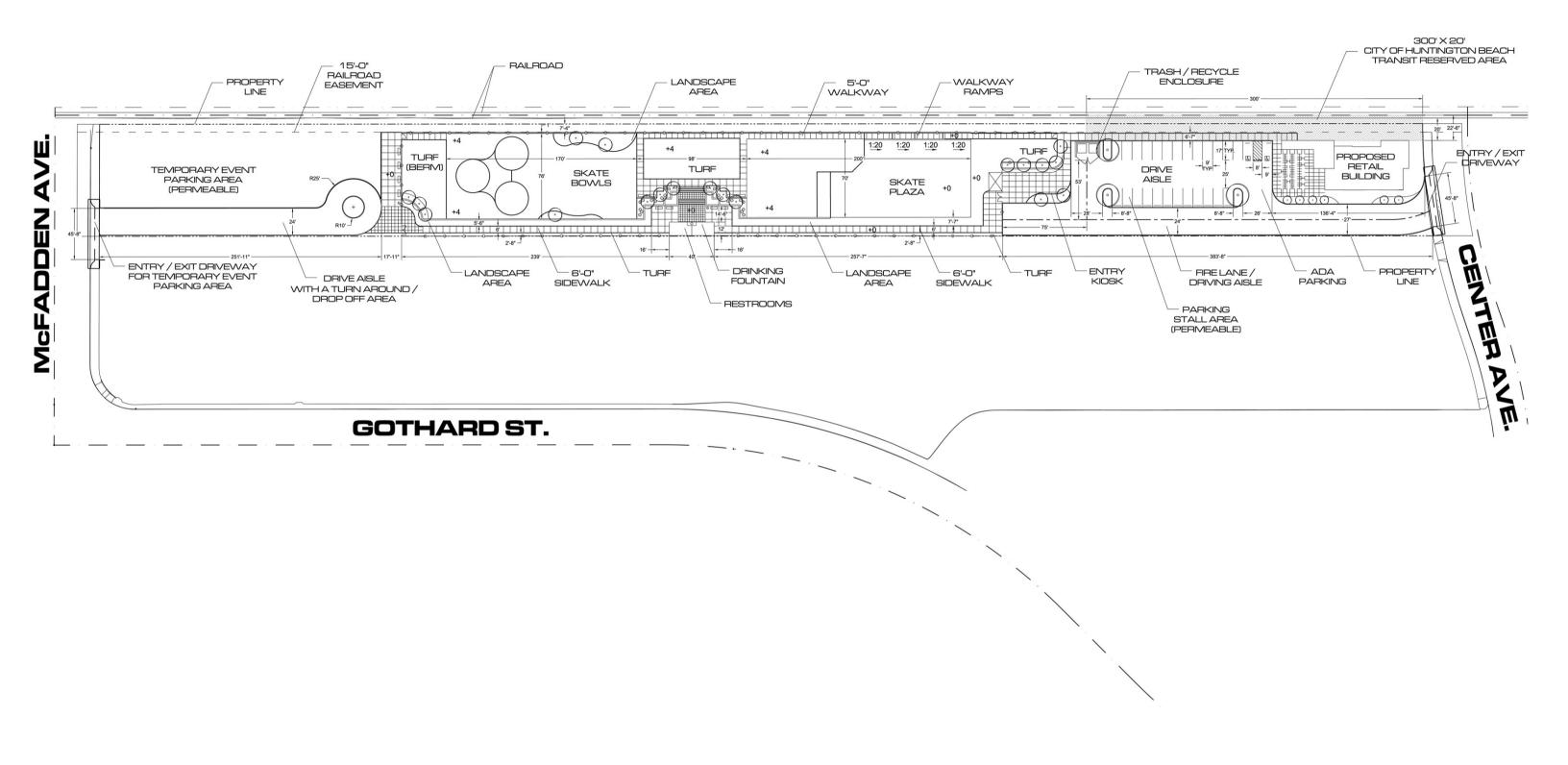
9 2010 Huntington Beach Urban Water Management Plan

http://www.ci.huntingtonbeach.ca.us/files/users /public\_works/urban-water-plan.pdf.

## Attachment A Figures











## RETAINING WALL ALONG THE RAILROAD TO RAISE THE SKATE PARK

\*HEIGHT: TO BE DETERMINED AT SCHEMATIC DESIGN PHASE (EXPECTED TO BE ABOUT +3' TO +5' / 580 L.F. TO 600 L.F.) \*MATERIAL: TO BE DETERMINED AT SCHEMATIC DESIGN PHASE (EXPECTED TO BE CONCRETE OR CMU WITH SPREAD FOOTINGS)

#### PERIMETER FENCE AT SKATE PARK

\*HEIGHT: TO BE DETERMINED AT SCHEMATIC DESIGN PHASE (TYPICALLY 6'-0" TALL)

\*MATERIAL: TO BE DETERMINED AT SCHEMATIC DESIGN PHASE (TYPICALLY ROD IRON OR CHAIN LINK FENCE)

#### PORTABLE / TEMPORARY RESTROOMS

THIS AREA CAN BE DESIGNATED FOR PORTABLE RESTROOMS. THE PERMANENT RESTROOMS WILL OPEN AT ALL TIMES WITH OR WITHOUT EVENTS. PORTABLE RESTROOMS WILL BE PUT IN PLACE TO ACCOMMODATE THE LARGER CROWD DURING EVENTS.

#### TURF AREA / TEMPORARY GRAND STANDS

FOR EVENTS ONLY, TEMPORARY GRAND STANDS WILL BE USED AROUND THE TURF AREAS.

\*MATERIAL: CUSTOMIZABLE ALUMINUM OR WOOD GRANDSTANDS

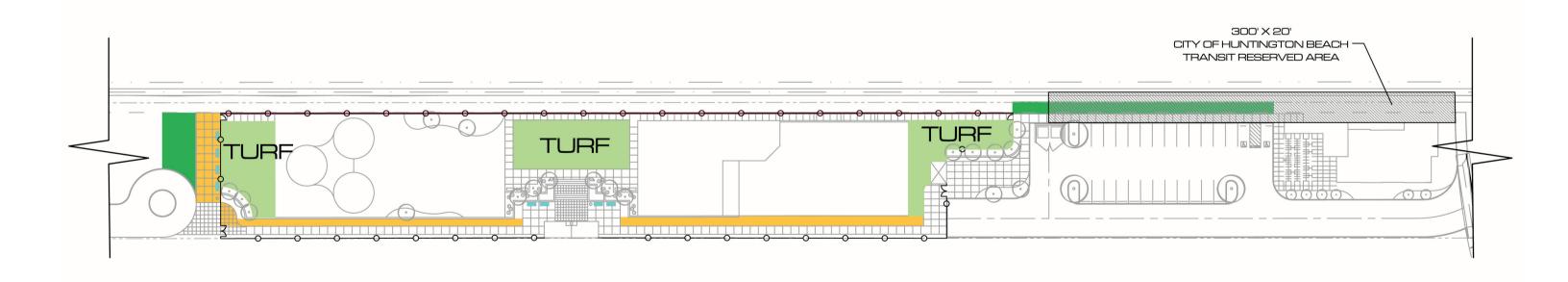
#### PERMANENT SEATING AREA

THE SKATE PARK AREA WILL CONTAIN PERMANENT SEATING AREAS THROUGHOUT THE WALKWAY AREAS. THE QUANTITY IS STILL TO BE DETERMINED AT SCHEMATIC DESIGN PHASE

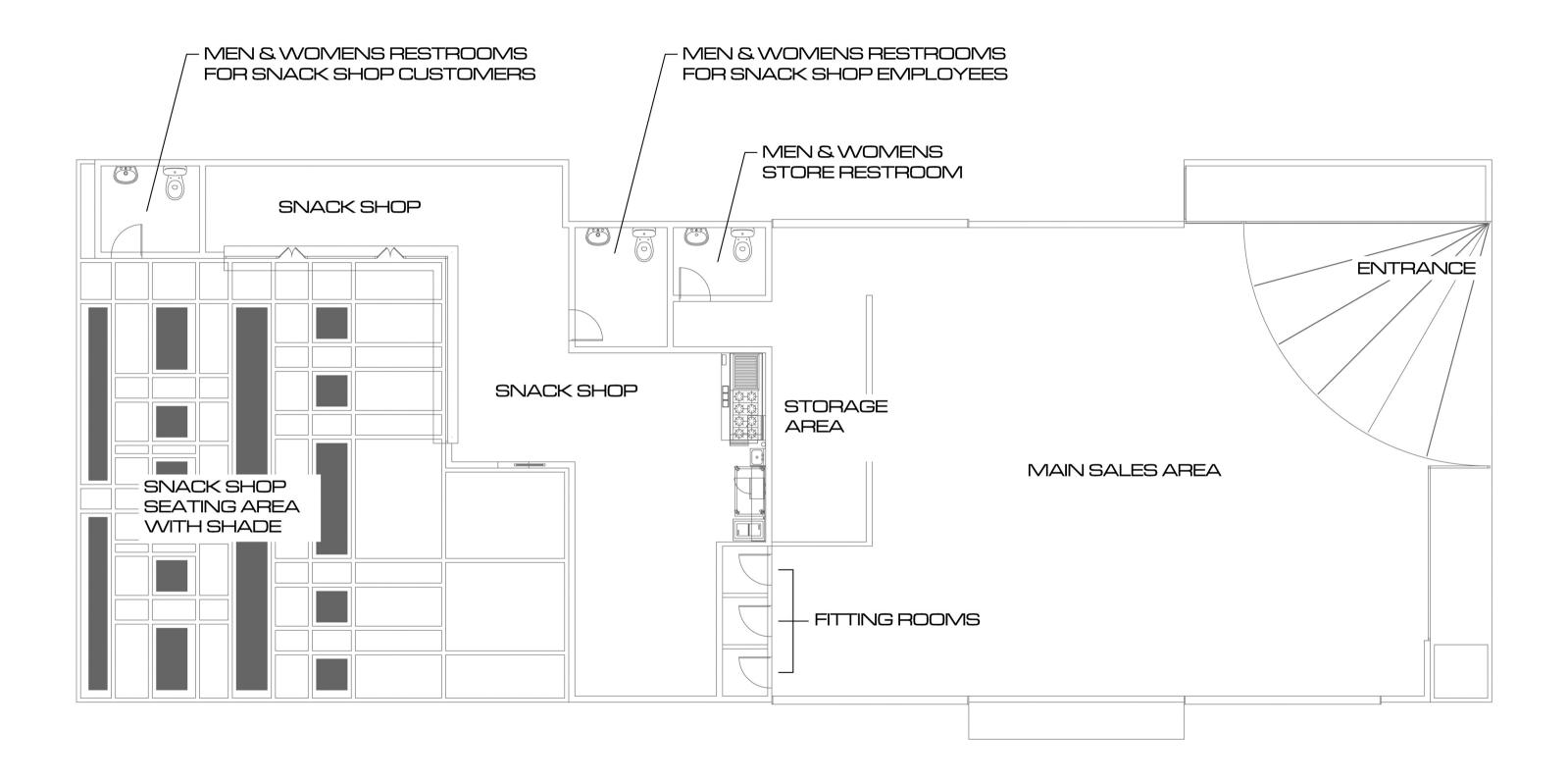
\*MATERIAL: PREFABRICATED CONCRETE SEATING / PREFABRICATED METAL SEATING OR CUSTOM CONCRETE SEATING / CUSTOM METAL SEATING

#### **VENDOR AREAS**

VENDOR AREAS MAY VARY BY HOW MANY VENDORS WILL BE ATTENDING. IF NEEDED WE WILL USE THE TEMPORARY PARKING AREA TO PLACE SOME VENDORS THERE.

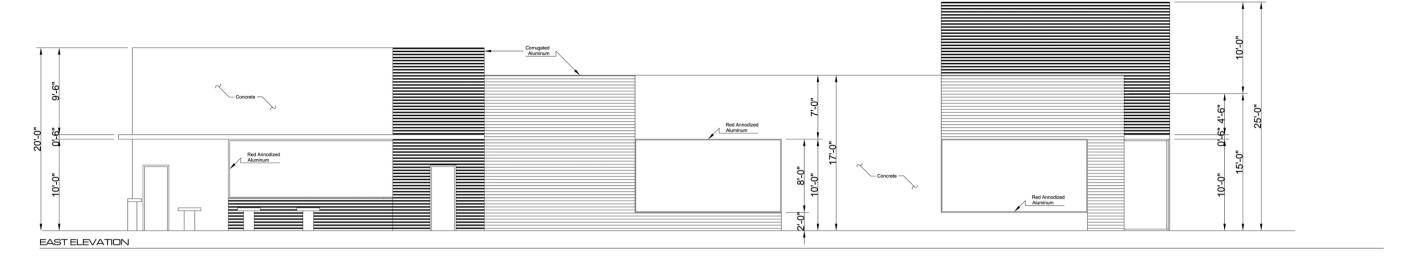


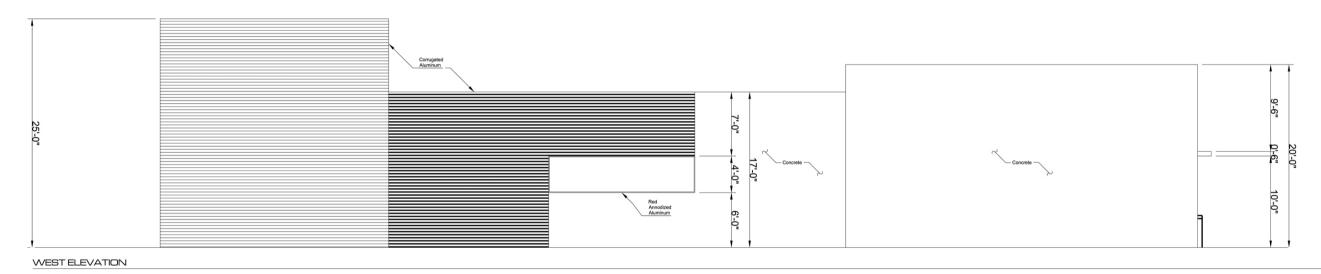


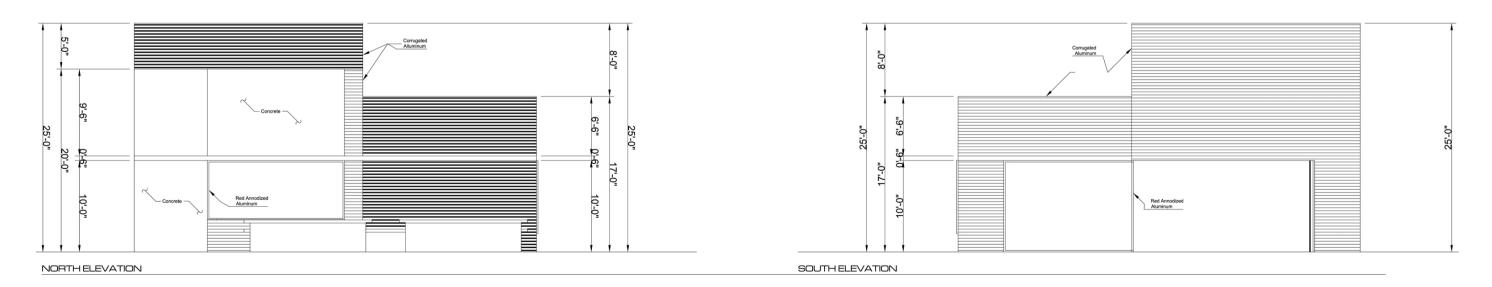














#### - PRELIMINARY WORKING DRAFT -

	EQUIPMENT LIST FOR AREAS SHOWN							
	Pole Luminaires							
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS	OTHER GRIDS
1	SK1	60'	-	60'	1500W MZ	4	4	0
2	SK2, SK3	60'	-	60,	1500W MZ	4/1*	5	0
1	SK4	60'	-	60'	1500W MZ	4/2*	6	0
4		<	TOTAL	s —	<b></b>	20	20	0
* This	This structure utilizes a back-to-back mounting configuration							

**ILLUMINATION SUMMARY** 

#### Skate Park

Vans Skate Park Huntington Beach,CA

#### **Skate Park**

- · Size: 805' x 82'
- Grid Spacing = 20.0' x 20.0'
- · Values given at 3.0' above grade

Luminaire Type: Green Generation
Rated Lamp Life: 5,000 hours
Avg Lumens/Lamp: 134,000

## CONSTANT ILLUMINATION HORIZONTAL FOOTCANDLES

**Entire Grid** 

No. of Target Points: 160
Average: 22.5
Maximum: 46
Minimum: 2
Avg/Min: 14.56

Max/Min: 29.71 UG (Adjacent Pts): 2.64 CV: 0.47

Average Lamp Tilt Factor: 1.000
Number of Luminaires: 20
Avg KW over 5,000: 31.28
Max KW: 34.0

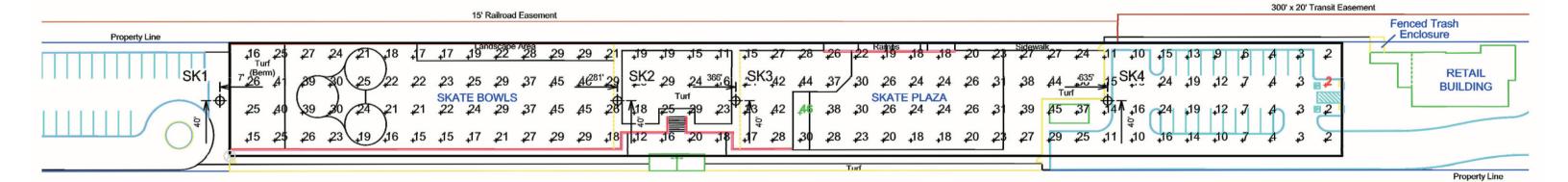
**Guaranteed Performance: The CONSTANT** 

ILLUMINATION described above is guaranteed for the rated life of the lamp.

**Field Measurements:** Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.





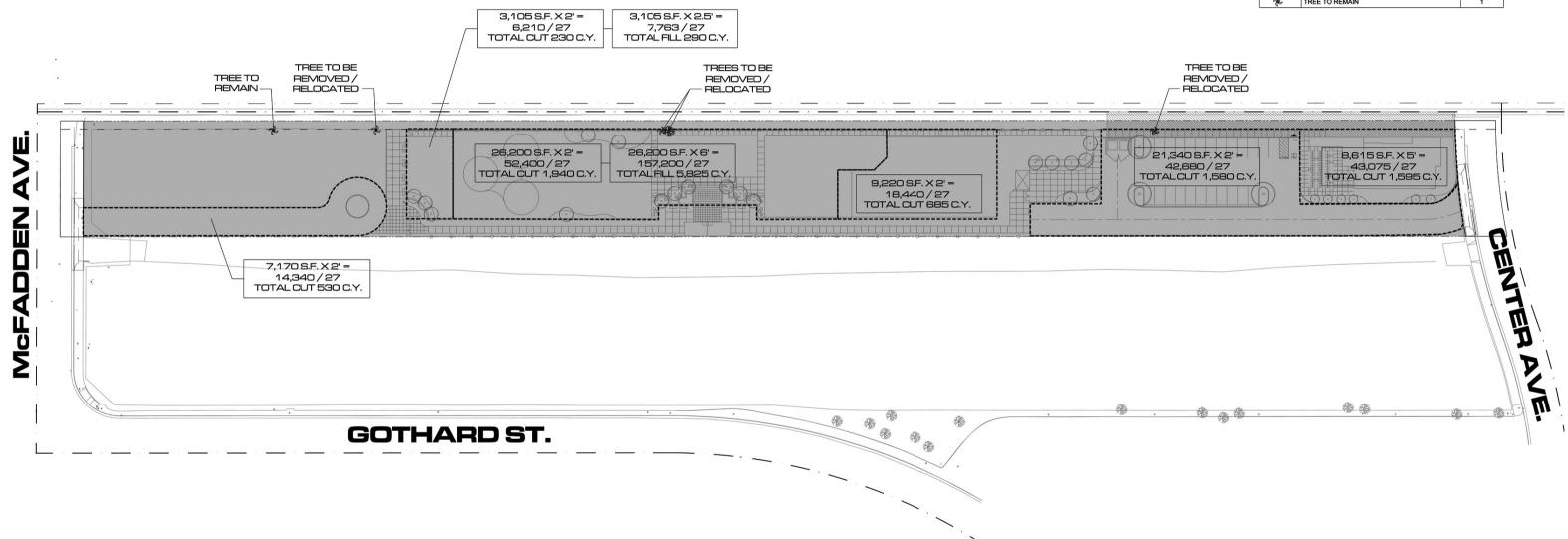


#### earthwork quantities

DESCRIPTION	QTY
СИТ	6,560 C.Y.
FILL	6,115 C.Y.
ENGINEER FILL FOR BUILDING SITE (6")	40 C.Y.
ENGINEER FILL FOR PARKING LOT (4")	269 C.Y.
ENGINEER FILL FOR SKATE PLAZA (6")	171 C.Y.
ENGINEER FILL FOR SKATE BOWLS (6")	330 C.Y.

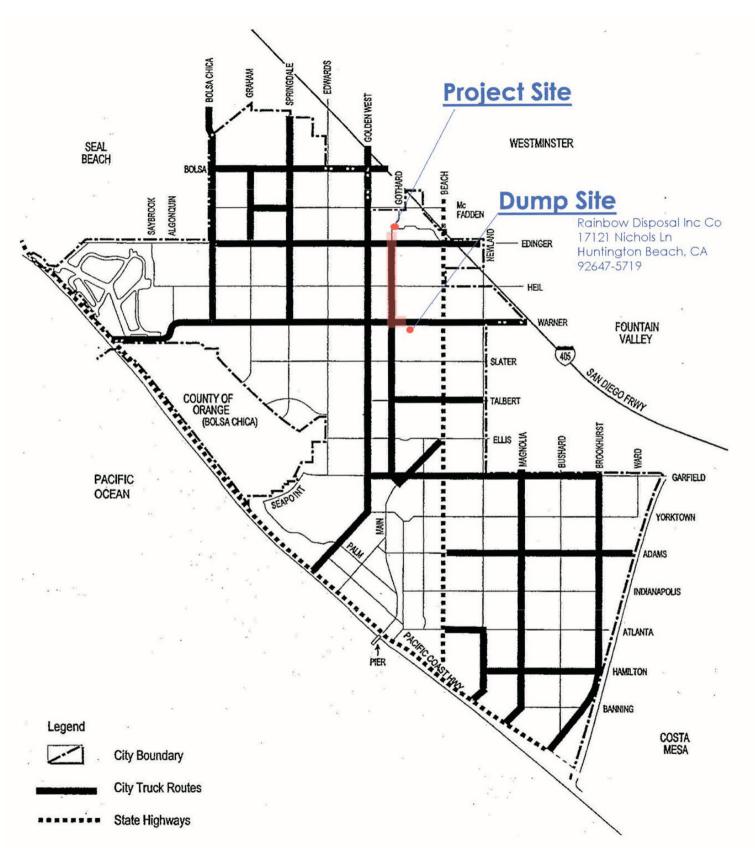
### legend

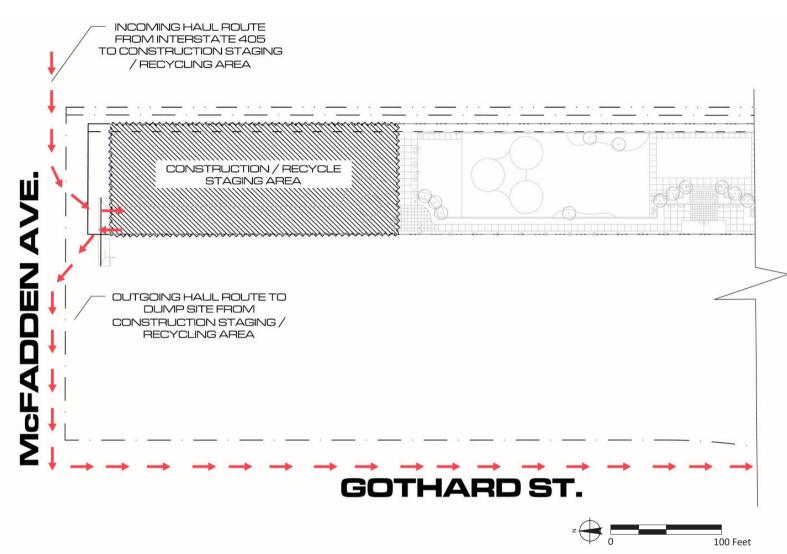
	DESCRIPTION	QTY
	CLEARING & GRUBBING	118,390 S.F.
₩	TREE TO BE REMOVED / RELOCATED	1
多水分	TREE TO BE REMOVED / RELOCATED	3
A.	TREE TO REMAIN	1











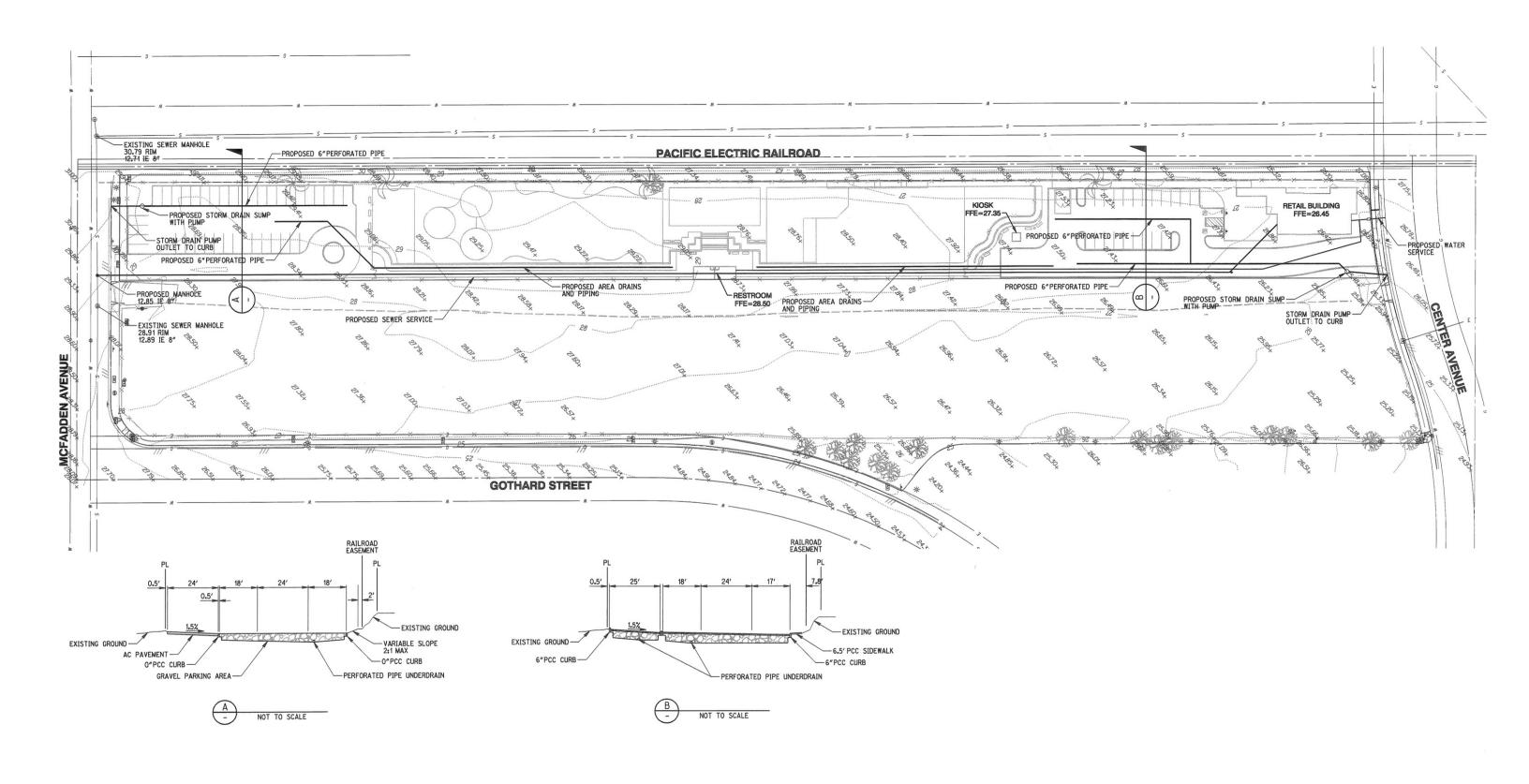
## legend

 DESCRIPTION	QTY
CONSTRUCTION STAGING & RECYCLING AREA	26,150 S.F.
 HAUL ROUTE FROM JOB SITE TO DUMP SITE	1.9 MILES

## TRUCK ROUTE TO DUMP SITE N.T.S.

FROM MCFADDEN AVENUE & GOTHARD STREET,
HEAD SOUTH ON GOTHARD STREET TOWARD CENTER AVENUE.
TURN LEFT ONTO WARNER AVENUE.
TAKE THE 2ND RIGHT ONTO NICHOLS STREET
ARRIVE AT RAINBOW DISPOSAL CO INC.: 17121 NICHOLS LANE, HUNTINGTON BEACH CA 92647-5719









#### **ATTACHMENT B**

# APPLICABLE MITIGATION MEASURES AND CODE REQUIREMENTS FROM THE BEACH AND EDINGER CORRIDORS SPECIFIC PLAN EIR TO BE IMPLEMENTED FOR THE PROPOSED CENTER AVENUE SKATE PARK PROJECT

#### **GEOLOGY AND SOILS**

- CR4.5-1 A California-licensed Civil Engineer (Geotechnical) shall prepare and submit to the City a detailed soils and geotechnical analysis with the first submittal of a grading plan for future development. This analysis shall include Phase II Environmental soil sampling and laboratory testing of materials to provide detailed recommendations for grading, chemical and fill properties, liquefaction, and Landscaping.
- MM4.5-1 Future development in the Beach Boulevard and Edinger Avenue Corridors Specific Plan area shall prepare a grading plan to contain the recommendations of the final soils and geotechnical report. These recommendations shall be implemented in the design of the project, including but not limited to measures associated with site preparation, fill placement, temporary shoring and permanent dewatering, groundwater seismic design features, excavation stability, foundations, soil stabilization, establishment of deep foundations, concrete slabs and pavements, surface drainage, cement type and corrosion measures, erosion control, shoring and internal bracing, and plan review.

#### **HYDROLOGY AND WATER QUALITY**

MM4.7-1 City of Huntington Beach shall require Applicants for new development and significant redevelopment projects within the Specific Plan area to prepare a project Water Quality Management Plan (WQMP) in accordance with the DAMP requirements and measures described below and with all current adopted permits. The WQMP shall be prepared by a Licensed Civil Engineer and submitted for review and acceptance prior to issuance of a Precise Grading or Building permit.

BMPs in the WQMP shall be designed in accordance with the Municipal NPDES Permit, Model WQMP, DAMP, and City of Huntington Beach LIP. As noted in the Specific Plan, all development projects shall include site design and source control BMPs in the project WQMP.

Additionally, new development or significant redevelopment projects and priority projects shall include LID principles to reduce runoff to a level consistent with the maximum extent practicable and treatment control BMPs in the WQMP.

If permanent dewatering is required and allowed by the City, OCWD, and other regulatory agencies, the Applicant shall include a description of the dewatering technique, discharge location, discharge quantities, chemical characteristics of discharged water, operations and maintenance plan, and WDID number for proof of coverage under the De Minimus Threat General Permit or copy of the individual WDR in the WQMP. Additionally, the WQMP shall incorporate any additional BMPs as required by the City Public Works Department.

The WQMP shall include the following additional requirements:

#### **Project and Site Characterization Requirements**

- Entitlement Application numbers and site address shall be included on the title sheet of the WQMP
- In the project description section, explain whether proposed use includes onsite food preparation, eating areas (if not please state), outdoor activities to be expected, vehicle maintenance, service, washing cleaning (if prohibited onsite, please state)
- All potential pollutants of concern for the proposed project land use type as per Table
   7.II-1 of the Orange County Model Water Quality Management Plan shall be identified
- A narrative describing how all potential pollutants of concern will be addressed through the implementation of BMPs and describing how site design BMP concepts will be considered and incorporated into the project design shall be included
- Existing soil types and estimated percentages of perviousness for existing and proposed conditions shall be identified
- In Section I of the WQMP, state verbatim the Development Requirements from the Planning Department's letter to the Applicant
- A site plan showing the location of the selected treatment control BMPs and drainage areas shall be included in the WQMP
- A Geotechnical Report shall be submitted to address site conditions for determination of infiltration limitations and other pertinent characteristics.

#### Project-Based Treatment Control BMPs

- Infiltration-type BMPs shall not be used unless the Geotechnical Report states otherwise. Depth to seasonal high groundwater is determined to provide at least a 10-foot clearance between the bottom of the BMP and top of the water table. It is expected that infiltration BMPs may be feasible between Holland Drive and Utica Drive, however, a Geotechnical Investigation must be conducted to ensure sufficient properties
- Wet swales and grassed channels shall not be used because of the slow infiltration rates of project site soils, the potentially shallow depth to groundwater, and water conservation needs
- If proprietary Structural Treatment Control devices are used, they shall be sited and designed in compliance with the manufacturers design criteria

- Surface exposed treatment control BMPs shall be selected such that standing water drains or evaporates within 24 hours or as required by the County's vector control
- Excess stormwater runoff shall bypass the treatment control BMPs unless they are designed to handle the flow rate or volume from a 100-year storm event without reducing effectiveness. Effectiveness of any treatment control BMP for removing the pollutants of concern shall be documented via analytical models or existing studies on effectiveness.
- The project WQMP shall incorporate water efficient landscaping using drought tolerant, native plants in accordance with Landscape and Irrigation Plans as set forth by the Association (see below)
- Pet waste stations (stations that provide waste pick-up bags and a convenient disposal container protected from precipitation) shall be provided and maintained
- Building materials shall minimize exposure of bare metals to stormwater. Copper or Zinc roofing materials, including downspouts, shall be prohibited. Bare metal surfaces shall be painted with non-lead-containing paint

The following BMPs shall not be used because they have not been shown to be effective in many situations. Therefore, unless sufficient objective studies and review are available and supplied with the WQMP to correctly size devices and to document expected pollutant removal rates the WQMP shall not include:

- Hydrodynamic separator type devices as a BMP for removing any pollutant except trash and gross particulates
- Oil and Grit separators

Any Applicant proposing development in the Specific Plan Area is encouraged to consider the following BMPs:

- Sand filters or other filters (including media filters) for rooftop runoff
- Dry swales. A dry swale treatment system could be used if sufficient area, slope gradient, and length of swale could be incorporated into the project design. Dry swales could remove substantial amounts of nutrients, suspended solids, metals, and petroleum hydrocarbons
- Other proprietary treatment devices (if supporting documentation is provided)

#### Non-Structural BMPs

The WQMP shall include the following operations and maintenance BMPs under the management of a Homeowners/Business Association (Association), where applicable. The Association shall fund and implement an operational and maintenance program that includes the following:

■ The Association shall dictate minimum landscape maintenance standards and tree trimming requirements for the total project site. Landscape maintenance shall be

performed by a qualified landscape maintenance company or individual in accordance with a Chemical Management Plan detailing chemical application methods, chemical handling procedures, and worker training. Pesticide application shall be performed by a certified applicator. No chemicals shall be stored on site unless in a covered and contained area and in accordance with an approved Materials Management Plan. Application rates shall not exceed labeled rates for pesticides, and shall not exceed soil test rates for nutrients. Slow release fertilizers shall be used to prevent excessive nutrients in stormwater or irrigation runoff.

- The Association shall have the power and duty to establish, oversee, guide, and require proper maintenance and tree trimming procedures per the ANSI A-300 Standards as established by the International Society of Arborist. The Association shall require that all trees be trimmed by or under the direct observation/direction of a licensed/certified Arborist for the entire area. The Association shall establish minimum standards for maintenance for the total community, and establish enforcement thereof for the total community. The Association shall rectify problems arising from incorrect tree trimming, chemical applications, and other maintenance within the total community.
- Landscape irrigation shall be performed in accordance with an Irrigation Management Plan to minimize excess irrigation contributing to dry- and wet-weather runoff. Automated sprinklers shall be used and be inspected at least quarterly and adjusted yearly to minimize potential excess irrigation flows. Landscape irrigation maintenance shall be performed in accordance with the approved irrigation plans, the City Water Ordinance and per the City Arboricultural and Landscape Standards and Specifications.
- Proprietary stormwater treatment systems maintenance shall be in accordance with the manufacturer's recommendations. If a nonproprietary treatment system is used, maintenance shall be in accordance with standard practices as identified in the current CASQA (2003) handbooks, operations and maintenance procedures outlined in the approved WQMP, City BMP guidelines, or other City-accepted guidance.
- Signage, enforcement of pet waste controls, and public education would improve use and compliance, and therefore, effectiveness of the program, and reduce the potential for hazardous materials and other pollution in stormwater runoff. The Association shall prepare and install appropriate signage, disseminate information to residents and retail businesses, and include pet waste controls (e.g., requirements for pet waste clean up, pet activity area restrictions, pet waste disposal restrictions) in the Association agreement/Conditions, Covenants, and Restrictions.
- Street sweeping shall be performed at an adequate frequency to prevent build up of pollutants (see <a href="http://www.fhwa.dot.gov/environment/ultraurb/">http://www.fhwa.dot.gov/environment/ultraurb/</a> for street sweeping effectiveness).
- The Association shall develop a maintenance plan for BMPs and facilities identifying responsible parties and maintenance schedules and appropriate BMPs to minimize discharges of contaminants to storm drain systems during maintenance operations.
- Reporting requirements: the Association shall prepare an annual report and submit the annual report to the City of Huntington Beach documenting the BMPs operations and

maintenance conducted that year. The annual report shall also address the potential system deficiencies and corrective actions taken or planned.

#### Site Design BMPs

Any Applicant proposing development in the Specific Plan Area is required to incorporate LID principles as defined in the Municipal NPDES Permit and is encouraged to consider the following BMPs, if allowed in accordance with the Geotechnical Report and limitations on infiltration BMPs:

- Use of porous concrete or asphalt (if acceptable to the Geotechnical Engineer and where infiltration will not adversely affect groundwater) or other pervious pavement for driveways, paths, sidewalks, and courtyards/open space areas, to the maximum extent practicable, would reduce pollutants in stormwater runoff as well as provide some detention within the material void21 space. If porous paver blocks are used, they shall be adequately maintained to provide continued porosity (effectiveness)
- Incorporation of rain gardens or cisterns to reuse runoff for landscape irrigation
- Green roofs to reduce runoff and treat roof pollutants
- Site design and landscape planning to group water use requirements for efficient irrigation CR4.7-1 Prior to receiving any grading or building permit, the Applicant for a specific development project shall prepare a Precise Grading and Drainage Plan containing the recommendations of the final Soils and Geotechnical Reports analysis for temporary and permanent groundwater dewatering, as well as for surface drainage.
- **CR4.7-1** Prior to receiving any grading or building permit, the Applicant for a specific development project shall prepare a Precise Grading and Drainage Plan containing the recommendations of the final Soils and Geotechnical Reports analysis for temporary and permanent groundwater dewatering, as well as for surface drainage.
- MM4.7-2 The City of Huntington Beach shall require that any Applicant prepare a Groundwater Hydrology Study to determine the lateral transmissivity of area soils and a safe pumping yield such that dewatering activities do not interfere with nearby water supplies. The Groundwater Hydrology Study shall make recommendations on whether permanent groundwater dewatering is feasible within the constraints of a safe pumping level. The Applicant's engineer of record shall incorporate the Hydrology Study designs and recommendations into project plans. If safe groundwater dewatering is determined to not be feasible, permanent groundwater dewatering shall not be implemented. The City Director of Public Works, OCWD, and other regulatory agencies shall approve or disapprove any permanent groundwater dewatering based on the Groundwater Hydrology Study and qualified Engineers' recommendations.
- **MM4.7-3** The City of Huntington Beach shall require that the Applicant's Licensed Civil Engineer for each site-specific development prepare a Hydrology and Hydraulic Study to identify the effects of potential stormwater runoff from the specific development on the existing storm

drain flows for the 10-, 25-, and 100-year design storm events. The Hydrology and Hydraulic Study shall identify existing runoff and proposed runoff, in addition to existing storm drain system capacity at the development site discharge location to the nearest down-gradient main junction. The Applicant shall design site drainage and document that the proposed development would not increase peak storm event flows over existing conditions for the design storm events. The final site plan shall not exceed an impervious fraction of 0.9, unless sufficient retention is incorporated into the site design to accommodate excess runoff.

The Hydrology and Hydraulic Study shall also incorporate all current adopted Municipal NPDES Permit requirements for stormwater flow calculations and retention/detention features in effect at the time of review.

MM4.7-4 The City of Huntington Beach shall require that adequate capacity in the storm drain system is demonstrated from the specific development site discharge location to the nearest main channel to accommodate discharges from the specific development. If capacity is demonstrated as adequate, no upgrades will be required. If capacity is not adequate, the City of Huntington Beach shall identify corrective action(s) required by the specific development Applicant to ensure adequate capacity.

Corrective action could include, but is not limited to:

- Construction of new storm drains, as identified in the MPD or based on the Hydrology and Hydraulic Study, if the Hydrology and Hydraulic Study identifies greater impacts than the MPD
- Improvement of existing storm drains, as identified in the MPD or based on the Hydrology and Hydraulic Study, if the Hydrology and Hydraulic Study identifies greater impacts than the MPD
- In-lieu fees to implement system-wide storm drain infrastructure improvements
- Other mechanisms as determined by the City Department of Public Works.
- For nonresidential areas, if redevelopment would result in an impervious fraction of less than 0.9 and does not increase the directly connected impervious area compared to existing conditions, runoff is expected to remain the same or less than as assessed in the MPD and only MPD improvements would be required.

Because some storm drain system constraints may be located far downgradient from the actual development site, several properties may serve to contribute to system capacity constraints. Therefore, the City Department of Public Works shall assess each site development and system characteristics to identify the best method for achieving adequate capacity in the storm drain system. Drainage assessment fees/districts to improve/implement storm drains at downstream locations or where contributing areas are large are enforced through Municipal Code (Section 14.20).

The City Department of Public Works shall review the Hydrology and Hydraulic Study and determine required corrective action(s) or if a waiver of corrective action is applicable. The site-specific development Applicant shall incorporate required corrective actions into their project design and/or plan. Prior to receiving a Certificate of Occupancy or final inspection, the City Department of Public Works shall ensure that required corrective action has been implemented.

#### **AIR QUALITY**

- MM4.2-1 Project applicants shall require by contract specifications that all diesel-powered equipment used will be retrofitted with after-treatment products (e.g., engine catalysts). Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.
- MM4.2-2 Project applicants shall require by contract specifications that all heavy-duty diesel-powered equipment operating and refueling at the project site use low-NOX diesel fuel to the extent that it is readily available and cost effective (up to 125 percent of the cost of California Air Resources Board diesel) in the South Coast Air Basin (this does not apply to diesel-powered trucks traveling to and from the project site). Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.
- **MM4.2-3** Project applicants shall require by contract specifications that construction equipment engines be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.
- MM4.2-4 Project applicants shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site rather than electrical generators powered by internal combustion engines. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.
- MM4.2-5 As required by South Coast Air Quality Management District Rule 403—Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. These measures include the following:
  - Application of soil stabilizers to inactive construction areas
  - Quick replacement of ground cover in disturbed areas
  - Watering of exposed surfaces three times daily
  - Watering of all unpaved haul roads three times daily

- Covering all stock piles with tarp
- Reduction of vehicle speed on unpaved roads
- Post signs on-site limiting traffic to 15 miles per hour or less
- Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads
- Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas
- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads to wash off trucks and any equipment leaving the site each trip
- MM4.2-6 Project applicants shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes. Diesel-fueled commercial motor vehicles with gross vehicular weight ratings of greater than 10,000 pounds shall be turned off when not in use for more than 5 minutes. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.
- MM4.2-7 Project applicants shall require by contract specifications that construction parking be configured to minimize traffic interference during the construction period and, therefore, reduce idling of traffic. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.
- **MM4.2-8** Project applicants shall require by contract specifications that temporary traffic controls are provided, such as a flag person, during all phases of construction to facilitate smooth traffic flow. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.
- MM4.2-9 Project applicants shall require by contract specifications that construction activities that affect traffic flow on the arterial system be scheduled to off-peak hours (10:00 A.M. to 4:00 P.M.). Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.
- MM4.2-10 Project applicants shall require by contract specifications that dedicated on-site and off-site left-turn lanes on truck hauling routes be utilized for movement of construction trucks and equipment on site and off site to the extent feasible during construction activities. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.
- MM4.2-11 Upon issuance of building or grading permits, whichever is issued earlier, notification shall be mailed to owners and occupants of all developed land uses within 300 feet of a project site within the Specific Plan providing a schedule for major construction activities that will occur through the duration of the construction period. In addition, the notification will

include the identification and contact number for a community liaison and designated construction manager that would be available on site to monitor construction activities. The construction manager shall be responsible for complying with all project requirements related to  $PM_{10}$  generation. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contract information for the community liaison and construction manager will be located at the construction office, City Hall, the police department, and a sign on site.

- MM4.2-12 Project applicants shall require by contract specifications that the architectural coating (paint and primer) products used would have a VOC rating of 125 grams per liter or less. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Huntington Beach.
- **MM4.2-13** Project applicants shall require by contract specifications that materials that do not require painting be used during construction to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Huntington Beach.
- **MM4.2-14** Project applicants shall require by contract specifications that pre-painted construction materials be used to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Huntington Beach.

#### TRANSPORTATION/TRAFFIC

- **MM4.13-1** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a separate westbound right turn lane to the intersection of Beach Boulevard at Warner Avenue. Implementation of this improvement would require Caltrans approval.
- **MM4.13-2** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of dual northbound and southbound left turn lanes to the intersection of Beach Boulevard at Garfield Avenue. Implementation of this improvement would require Caltrans approval.
- **MM4.13-3** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth northbound through lane to the intersection of Brookhurst Street at Adams Avenue.
- **MM4.13-4** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a separate northbound right turn lane to the intersection of Brookhurst Street at Adams Avenue.

- **MM4.13-5** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth southbound through lane to the intersection of Brookhurst Street at Adams Avenue.
- **MM4.13-6** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth eastbound through lane to the intersection of Brookhurst Street at Adams Avenue.
- **MM4.13-7** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth westbound through lane to the intersection of Brookhurst Street at Adams Avenue.
- **MM4.13-8** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution to allow a right turn overlap for a westbound right turn at the intersection of Brookhurst Street at Adams Avenue.
- **MM4.13-9** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution to allow a right turn overlap for a northbound right turn at the intersection of Brookhurst Street at Adams Avenue.
- **MM4.13-10** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth northbound through lane to the intersection of Beach Boulevard at Edinger Avenue. Implementation of this improvement would require Caltrans approval.
- MM4.13-11 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a third westbound through lane to the intersection of Beach Boulevard at Edinger Avenue. Implementation of this improvement would require Caltrans approval.
- **MM4.13-12** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a separate southbound right turn lane to the intersection of Beach Boulevard at Bolsa Avenue. Implementation of this improvement would require Caltrans and City of Westminster approvals.
- **MM4.13-13** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a second westbound left turn lane to the intersection of Beach Boulevard at Talbert Avenue. Implementation of this improvement would require Caltrans approval.
- **MM4.13-14** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a de facto westbound right turn lane to the intersection of Beach Boulevard at Talbert Avenue. Implementation of this improvement would require Caltrans approval.

- **MM4.13-15** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the conversion of a separate westbound right turn lane to a de facto right turn lane at the intersection of Newland Street at Warner Avenue.
- **MM4.13-16** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a third westbound through lane to the intersection of Newland Street at Warner Avenue.
- **MM4.13-17** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a separate southbound right turn lane to the intersection of Beach Boulevard at McFadden Avenue. Implementation of this improvement would require Caltrans and City of Westminster approvals.
- **MM4.13-18** For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a separate northbound right turn lane to the intersection of Beach Boulevard at McFadden Avenue. Implementation of this improvement would require Caltrans and City of Westminster approvals.
- CR4.13-1 On-site and off-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project area. Restriping and signage on certain roadways could be required to control movements and provide safe access from any proposed driveways.
- **CR4.13-2** Sight distance at individual project access points shall be reviewed to ensure compliance with appropriate sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

#### **BIOLOGICAL RESOURCES**

- **MM4.3-1** Nesting avian species protected by the MBTA:
  - a. Prior to any construction or vegetation removal between February 15 and August 31, a nesting bird survey shall be conducted by a qualified biologist of all habitats within 250 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with CDFG protocol as applicable. If no active nests are identified on or within 250 feet of the construction site, no further mitigation is necessary. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a MBTA protected species is identified onsite (per established thresholds) a 100-foot no-work buffer shall be maintained between the nest and construction activity. This buffer can be reduced in consultation with CDFG and/or USFWS.
  - b. Completion of the nesting cycle shall be determined by qualified ornithologist or biologist.

#### HAZARDS AND HAZARDOUS MATERIALS

**MM4.6-1** Prior to the issuance of grading permits on any project site, the site developer(s) shall:

- Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment (ESA), which shall be submitted to the City for review. If contamination is found the report shall characterize the site according to the nature and extent of contamination that is present before development activities precede at that site.
- If contamination is determined to be on site, the City, in accordance with appropriate regulatory agencies, shall determine the need for further investigation and/or remediation of the soils conditions on the contaminated site. If further investigation or remediation is required, it shall be the responsibility of the site developer(s) to complete such investigation and/or remediation prior to construction of the project.
- If remediation is required as identified by the local oversight agency, it shall be accomplished in a manner that reduces risk to below applicable standards and shall be completed prior to issuance of any occupancy permits.
- Closure reports or other reports acceptable to the Huntington Beach Fire Department that document the successful completion of required remediation activities, if any, for contaminated soils, in accordance with City Specification 431-92, shall be submitted and approved by the Huntington Beach Fire Department prior to the issuance of grading permits for site development. No construction shall occur in the affected area until reports have been accepted by the City.
- MM4.6-2 In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction of the proposed project, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., City of Huntington Beach Fire Department). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.

MM4.6-4 To ensure adequate access for emergency vehicles when construction activities would result in temporary lane or roadway closures, the developer shall consult with the City of Huntington Beach Police and Fire Departments to disclose temporary lane or roadway closures and alternative travel routes. The developer shall be required to keep a minimum of one lane in each direction free from encumbrances at all times on perimeter streets accessing the project site. At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls to allow travel in both directions. If construction activities require the complete closure of a roadway segment, the developer shall coordinate with the City of Huntington Beach Police and Fire Departments to designate proper detour routes and signage indicating alternative routes.

#### **NOISE**

- **MM4.9-1** Project applicants shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:
  - Two weeks prior to the commencement of construction, notification must be provided to surrounding land uses within 300 feet of a project site disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period
  - Ensure that construction equipment is properly muffled according to industry standards and be in good working condition
  - Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible
  - Schedule high noise-producing activities between the hours of 8:00 A.M. and 5:00 P.M. to minimize disruption on sensitive uses, Monday through Saturday. Schedule pile-driving activities between the hours of 8:00 A.M. and 4:00 P.M. on Mondays through Fridays only.
  - Implement noise attenuation measures, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources
  - Use electric air compressors and similar power tools rather than diesel equipment, where feasible
  - Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 10 minutes
  - Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.

- **MM4.9-2** Project applicants shall require by contract specifications that construction staging areas along with the operation of earthmoving equipment within the project area would be located as far away from vibration and noise sensitive sites as possible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.
- **MM4.9-3** Project applicants shall require by contract specifications that heavily loaded trucks used during construction would be routed away from residential streets. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.

#### **PUBLIC SERVICES**

- MM4.11-1 Subject to the City's annual budgetary process, which considers available funding and the staffing levels needed to provide acceptable response time for fire and police services, the City shall provide sufficient funding to maintain the City's standard, average level of service through the use of General Fund monies.
- CR4.11-1 Project Applicants for future development located within the HBCSD shall pay all applicable development impact fees in effect at the time of building permit issuance to the HBCSD to cover additional school services required by the new development. These fees are currently \$1.52 per square foot (sf) for any new multi-family attached residential unit, \$0.29 per sf of commercial/industrial development, and \$0.25 per sf of hotel/motel development.
- **CR4.11-3** Future project Applicants shall pay all applicable development impact fees in effect at the time of building permit issuance to the HBUHSD to cover additional school services required by the new development. These fees are currently \$1.15 per square foot (sf) of accessible interior space for any new residential unit and \$0.16 per sf of covered floor space for new commercial/retail development.

#### **UTILITIES AND SERVICE SYSTEMS**

CR4.14-1 A hydraulic water capacity analysis is required to determine the water improvements necessary to adequately protect the property per the Fire Department requirements. The developer shall be required to upgrade/improve the City's water system to meet the water demands to the property and/or otherwise mitigate the impacts of the project at no cost to the City. The developer shall coordinate this effort with the Public Works and Fire Departments and shall be responsible to pay the City for all related fees required to perform the analysis using the City's hydraulic water model.

- MM4.14-1 The components of future projects in the Specific Plan area shall incorporate the following measures to ensure that conservation and efficient water use practices are implemented per project. Project proponents, as applicable, shall:
  - Require employees to report leaks and water losses immediately and shall provide information and training as required to allow for efficient reporting and follow up.
  - Educate employees about the importance and benefits of water conservation.
  - Create water conservation suggestion boxes, and place them in prominent areas.
  - Install signs in restrooms and cafeterias that encourage water conservation.
  - Assign an employee to evaluate water conservation opportunities and effectiveness.
  - Develop and implement a water management plan for its facilities that includes methods for reducing overall water use.
  - Conduct a water use survey to update current water use needs. (Processes and equipment are constantly upgrading, thus changing the need for water in some areas.)
  - Repair leaks. Check the water supply system for leaks and turn off unnecessary flows.
  - Utilize water-efficient irrigation systems and drought tolerant plant palette and insure that sprinklers are directing water to landscape areas, and not to parking lots, sidewalks or other paved areas.
  - Adjust the irrigation schedule for seasonal changes.
  - Install low-flow or waterless fixtures in public and employee restrooms.
  - Instruct cleaning crews to use water efficiently for mopping.
  - Use brooms, squeegees, and wet/dry vacuums to clean surfaces before washing with water; do not use hoses as brooms. Sweep or blow paved areas to clean, rather than hosing off (applies outside, not inside).
  - Avoid washing building exteriors or other outside structures.
  - Sweep and vacuum parking lots/sidewalks/window surfaces rather than washing with water.
  - Switch from "wet" carpet cleaning methods, such as steam, to "dry," powder methods.
     Change window-cleaning schedule from "periodic" to "as required."
  - Set automatic optic sensors on icemakers to minimum fill levels to provide lowest possible daily requirement. Ensure units are air-cooled and not water-cooled.

- Control the flow of water to the garbage disposal
- Install and maintain spray rinsers for pot washing and reduce flow of spray rinsers for prewash
- Turn off dishwashers when not in use wash only full loads
- Scrape rather than rinse dishes before washing
- Operate steam tables to minimize excess water use
- Discontinue use of water softening systems where possible
- Ensure water pressure and flows to dishwashers are set a minimum required setting
- Install electric eye sensors for conveyer dishwashers
- Retrofit existing flushometer (tankless) toilets with water-saving diaphragms and coordinate automatic systems with work hours so that they don't run continuously
- Use a shut-off nozzle on all hoses that can be adjusted down to a fine spray so that water flows only when needed.
- Install automatic rain shutoff device on sprinkler systems
- Launder hotel linens per room by request or after vacancy
- **CR4.14-2** Prior to the issuance of building permits for future development in the Specific Plan, project Applicants shall demonstrate compliance with the City's Water Efficient Landscape ordinance (Municipal Code 14.52) in a manner approved by the City Departments of Planning and Public Works.
- CR4.14-3 Prior to issuance of a Precise Grading or Building Permit, Applicants of individual development projects in the Specific Plan area shall prepare a sewer analysis and submit it to the Department of Public Works for review and approval. Data from a 14-day or longer flow test shall be included in the analysis. This analysis shall specifically identify constraints, including requirements for new connections or upgrades to existing stubout connections, associated with development of individual projects in accordance with the proposed Specific Plan.
- **CR4.14-4** For each individual project, the OCSD shall confirm that there is capacity in the existing main and trunk sewer lines serving the individual projects that may be developed in accordance with the proposed Specific Plan.
- MM4.14-2 The City of Huntington Beach shall require that adequate capacity in the wastewater collection system is demonstrated from the specific development site discharge location to the nearest OCSD main or trunk line to accommodate discharges from the specific

development project. If capacity is demonstrated as adequate, no upgrades will be required. If capacity is not adequate, the City of Huntington Beach shall identify corrective action(s) required by the specific development Applicant to ensure adequate capacity. Corrective action could include, but is not limited to:

- Upsize new sewer pipes, as identified in sewer analysis (CR4.14-3)
- Discharge assessment fees/districts to upsize sewer lines at downstream locations or where contributing areas are large
- In-lieu fees to implement system-wide wastewater collection infrastructure improvements
- Other mechanisms as determined by the City Department of Public Works.

Because some wastewater collection system constraints may be located far down gradient from the actual development site, several properties may serve to contribute to system capacity constraints. Therefore, the City Department of Public Works shall assess each development and system characteristics to identify the best method for achieving adequate capacity in the wastewater collection system.

The City of Huntington Beach Department of Public Works shall review the sewer analysis and determine required corrective action(s) or if a waiver of corrective action is applicable. The site-specific development Applicant shall incorporate required corrective actions into their project design and/or plan. Prior to Final Inspection, the City Department of Public Works shall ensure that required corrective action has been implemented.

#### **AESTHETICS**

**MM4.1-2** Proposed new structures shall be designed to maximize the use of non-reflective façade treatments, such as matte paint or glass coatings. Prior to issuance of building permits for the proposed project, the Applicant shall indicate provision of these materials on the building plans.

#### **CULTURAL RESOURCES**

MM4.4-2(a) Prior to any earth-disturbing activities (e.g., excavation, trenching, grading) that could encounter undisturbed soils, the project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to determine if the project could result in a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines or disturb human remains. The investigation shall include, as determined appropriate by the archaeologist and the City of Huntington Beach, an updated records search of the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System, updated Native American consultation, and a pedestrian survey of the

area proposed for development. The results of the investigation shall be documented in a technical report or memorandum that identifies and evaluates any archaeological resources within the development area and includes recommendations and methods for eliminating or avoiding impacts on archaeological resources or human remains. The measures shall include, as appropriate, subsurface testing of archaeological resources and/or construction monitoring by a qualified professional and, if necessary, appropriate Native American monitors identified by the applicable tribe (e.g., the Gabrieliño Tongva Nation) and/or the Native American Heritage Commission. The methods shall also include procedures for the unanticipated discovery of human remains, which shall be in accordance with Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. The technical report or memorandum shall be submitted to the City of Huntington Beach for approval. As determined necessary by the City, environmental documentation (e.g., CEQA documentation) prepared for future development within the project site shall reference or incorporate the findings and recommendations of the technical report or memorandum. The project applicant shall be responsible for implementing methods for eliminating or avoiding impacts on archaeological resources identified in the technical report or memorandum. Projects that would not encounter undisturbed soils and would therefore not be required to retain an archaeologist shall demonstrate non-disturbance to the City through the appropriate construction plans or geotechnical studies prior to any earth-disturbing activities. Projects that would include any earth disturbance (disturbed or undisturbed soils) shall comply with MM4.4 2(b).

MM4.4-2(b) If evidence of an archaeological site or other suspected historical resource as defined by CEQA Guidelines Section 15064.5, including darkened soil representing past human activity ("midden"), that could conceal material remains (e.g., worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials) are discovered during any project-related earth-disturbing activities (including projects that would not encounter undisturbed soils), all earth-disturbing activity within 100 feet of the find shall be halted and the City of Huntington Beach shall be notified. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through data recovery or other methods determined adequate by the archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (AL) form and filed with the appropriate Information Center.

**MM4.4-3(a)** Prior to any earth-disturbing activities (e.g., excavation, trenching, grading) that could encounter undisturbed soils, the project applicant shall retain a professional paleontologist to determine if the project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The investigation shall include, as determined

appropriate by the paleontologist and the City of Huntington Beach, a paleontology records check and a pedestrian survey of the area proposed for development. The results of the investigation shall be documented in a technical report or memorandum that identifies the paleontological sensitivity of the development area and includes recommendations and methods for eliminating or avoiding impacts on paleontological resources or unique geologic features. The technical report or memorandum shall be submitted to the City of Huntington Beach for approval. As determined necessary by the City, environmental documentation (e.g., CEQA documentation) prepared for future development within the project site shall reference or incorporate the findings and recommendations of the technical report or memorandum. The project applicant shall be responsible for implementing methods for eliminating or avoiding impacts on paleontological resources or unique geologic features identified in the technical report or memorandum. Projects that would not encounter undisturbed soils and would therefore not be required to retain a paleontologist shall demonstrate non-disturbance to the City through the appropriate construction plans or geotechnical studies prior to any earth-disturbing activities. Projects that would include any earth disturbance (disturbed or undisturbed soils) shall comply with MM4.4-3(b).

- MM4.4-3(b) Should paleontological resources (i.e., fossil remains) be identified at a particular site during project construction, the construction foreman shall cease construction within 100 feet of the find until a qualified professional can provide an evaluation. Mitigation of resource impacts shall be implemented and funded by the project applicant and shall be conducted as follows:
  - 1. Identify and evaluate paleontological resources by intense field survey where impacts are considered high
  - 2. Assess effects on identified sites
  - 3. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted
  - 4. Obtain comments from the researchers
  - 5. Comply with researchers' recommendations to address any significant adverse effects where determined by the City to be feasible

In considering any suggested mitigation proposed by the consulting paleontologist, the City of Huntington Beach staff shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, applicable policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.

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